

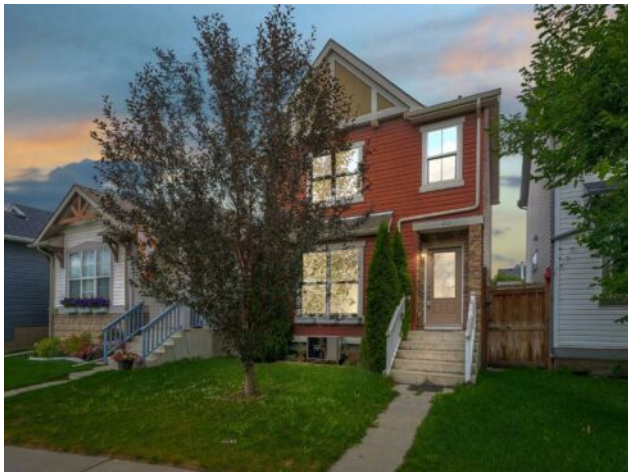


GRASSROOTS
REALTY GROUP

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**60 New Brighton Common SE
Calgary, Alberta**

MLS # A2248925



\$569,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,134 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry		

Inclusions: None

BEAUTIFULLY MAINTAINED FAMILY HOME | NEWLY PAINTED | FULLY DEVELOPED BASEMENT | OVERSIZED HEATED DOUBLE GARAGE | CENTRAL AC | Welcome to this charming detached home that perfectly balances functionality and comfort. Designed with a practical layout and filled with natural light, this home offers a warm and inviting atmosphere from the moment you step inside. The main floor features a spacious living room ideal for relaxing or hosting conversations, seamlessly connected to the dining area and kitchen through an open-concept layout. The kitchen boasts a unique glass overlook feature, adding a stylish and modern touch. Step through the patio doors onto a large deck—perfect for summer BBQs or unwinding in the hot tub, all while enjoying the beautifully landscaped backyard. This beautifully maintained home has just been freshly painted, giving it a bright and modern feel throughout.

Upstairs, you'll find a generous primary bedroom with a walk-in closet, along with two additional well-sized bedrooms and a full family bathroom, making it an ideal retreat for every member of the household. Whether it's kids, guests, or a home office, there's room for everyone here. The fully developed basement is a fantastic bonus, featuring a large family room warmed by a cozy corner gas fireplace, a computer nook, and ample storage space. There's even a roughed-in area ready for a future bathroom, and a built-in Murphy bed for guests. Additional features include central air conditioning, an oversized (21' x 24') detached double garage that's insulated, drywalled, and heated—offering plenty of space for vehicles, storage, or a workshop. Situated in a prime location just steps away

from Dr. Martha Cohen School, with quick access to transit, shopping, restaurants, and major routes like Stoney Trail and Deerfoot. This is truly a move-in-ready home in a wonderful family-friendly community.