



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1253 New Brighton Drive SE
Calgary, Alberta**

MLS # A2250080



\$565,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,561 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	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), Granite Counters, Kitchen Island, Open Floorplan, Pantry		

Inclusions: Electric stove (basement), Range Hood (basement), Refrigerator (basement)

Looking for a house in a community that offers convenience, comfort, quietness, peace, a family oriented environment? Welcome to this gorgeous, Ready To Move-in 2-storey home in New Brighton! Fully finished basement (with illegal suite), double detached garage, huge deck, fenced, renovated kitchen and new flooring throughout the house. Main floor features a bright and spacious open concept floor plan! The recently renovated kitchen is equipped with an island and a mini butler pantry. Upper floor offers three good sized bedrooms. Primary bedroom has an ensuite and a walk-in closet. The main and upper floor including stairs finished with new laminate flooring. The fully finished basement has illegal suite, which is perfect for a bigger family, featuring a spacious living area, open kitchen, full bathroom, and a generously sized bedroom with its own closet. Recently replaced Roof (2022). The backyard has a huge deck, perfect for entertaining family and friends during summer gatherings. Double detached garage provides sheltered parking for convenience, and offers extra storage. Great location! Just a few minutes away from schools, public transport, parks, playground, convenient stores, shopping, groceries, coffee shops and other amenities. Close to Stoney Trail, Deerfoot trail, industrial area, YMCA and the South Health Campus Hospital.