



GRASSROOTS
REALTY GROUP

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332 New Brighton Place SE
Calgary, Alberta

MLS # A2253745



\$700,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,926 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Shed in Backyard, Blinds		

Welcome to this beautifully maintained family home offering over 2,600 SqFt of total living space in the highly desirable community of New Brighton. Perfectly positioned on a quiet street with no through traffic, this property effortlessly combines comfort, convenience, and thoughtful design. The main floor showcases an open, well-lit layout that is ideal for entertaining. Your new stylish kitchen features granite counters, stainless steel appliances, ceiling-height cabinetry, and a corner pantry for exceptional storage. Upstairs, you'll find three generously sized bedrooms, including a large primary suite that easily accommodates a king-sized bed. The luxurious 4pc ensuite features a standalone shower, deep soaker tub, expansive counter space, and a vanity station. A split bonus room with soaring 11 ft ceilings provides the perfect space for a media room or play area, thoughtfully separated to minimize noise. A fully finished basement adds versatility with a spacious living area, fourth bedroom, full bathroom, and additional storage options. Outside, the pie-shaped lot offers a large deck with a gas line, a storage shed, and plenty of room for family activities. Recent upgrades include new hardwood flooring (~2020), a roof replacement (~2021), and newer appliances including dishwasher, washer, and dryer. Within walking distance to schools, parks, and the community association, and with easy access via 52nd Street, this home truly has it all!