



GRASSROOTS
REALTY GROUP

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1351 New Brighton Park SE
Calgary, Alberta

MLS # A2253750



\$575,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,248 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 1351 New Brighton Park SE! This beautiful 4 bedroom, 3.5 bathroom home is perfectly located on a quiet street, just steps from a playground. The open-concept main floor features a bright and spacious living room, a modern kitchen with island seating, and a dining area that is perfect for family gatherings or entertaining guests. Upstairs, you'll find three generous bedrooms, including a primary suite complete with a walk-in closet and ensuite bathroom. The fully developed basement offers even more living space with a fourth bedroom, a full bathroom, and a versatile recreation room. Enjoy summer evenings in the backyard, and take advantage of the double detached garage for parking and storage. With schools, shopping, restaurants, and New Brighton's fantastic community amenities nearby, this home combines comfort, convenience, and lifestyle in one perfect package.