



GRASSROOTS
REALTY GROUP

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

154 New Brighton Lane SE
Calgary, Alberta

MLS # A2259950



\$619,600

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,769 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Window blinds

Smartly priced and ready for a new family or investor. Welcome to this inviting 3-bedroom, 3.5-bath home, perfectly situated in a quiet, child-friendly cul-de-sac in the sought-after New Brighton community. This thoughtfully designed property offers comfort, versatility, and abundant natural light throughout. Upstairs, the large bonus room boasts bright windows, creating an inspiring space for relaxation, play, or work-from-home needs. Step into the spacious living room with rich hardwood floors and a cozy fireplace, perfect for social gatherings and quiet evenings. The master retreat welcomes you with a jetted tub, dual sinks, and a separate shower—your sanctuary after a busy day. With 1,768.6 sq ft above grade, you’ll love the impressive south-facing backyard, a true gardener’s and parent’s delight. The oversized wall-to-wall deck is an entertainer’s dream, perfect for lively gatherings or peaceful mornings outdoors. The versatile finished basement offers countless options: create a private bedroom for an older child seeking independence, a welcoming guest oasis, a vibrant play zone, or even a dedicated entertainment area. The choice is yours! Live within walking distance to playgrounds, schools, parks, and grocery stores, with easy access to diverse retail, public transit, and major routes (52nd Street, Deerfoot Trail, and Stony Trail), making daily life convenient and enjoyable. Presented as a value opportunity for buyers who want to move in right away and add their personal touch, this home is ready for customization and transformation into your dream space. Enjoy the convenience of a double attached garage and the peace of mind that comes with living in one of Calgary’s most beloved neighbourhoods. This is a rare chance to own a spacious and versatile home at a competitive price in a vibrant community.

Contact your REALTOR® today to schedule a private viewing and experience firsthand the exceptional lifestyle this home and neighbourhood offer!