



GRASSROOTS
REALTY GROUP

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196 New Brighton Green SE
Calgary, Alberta

MLS # A2261539



\$575,000

Division:	New Brighton		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,010 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated, Off		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private, Str		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: None

Welcome Home!!! This beautiful raised bungalow is located on a great family friendly block in the community of New Brighton. With almost 1900 sq ft of living space this property is perfect for young families, first time home buyers and investors. When you step inside you will notice how pristine this home has been kept. You are greeted with a large foyer with ceramic tile that flows throughout the main floor. The kitchen has stainless steel appliances, pantry, granite countertops, and ample counter and cupboard space. The open layout opens to a great living room with large windows to let in the natural light. The primary bedroom has large windows, big closets and a 4 piece ensuite. The main floor is capped off with a second bedroom and a 2 piece powder room. Downstairs is fully developed with 2 more bedrooms, laundry room, and 4 piece bathroom and a great area to watch movies with the family. Step outside where you have your own personal oasis! A large deck that is built to last! Concrete on top, you will never have to worry about maintenance, a great place to host BBQ's with your friends! step down onto a great patio in this low maintenance back yard. There is a great little area to let the dog out also! the double detached garage has plywood lining the walls, great for storage and parking the cars. This property is conveniently located close to shopping, schools, parks and bike paths! Don't miss out on this one!!!