



GRASSROOTS
REALTY GROUP

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332 New Brighton Place SE
Calgary, Alberta

MLS # A2265148



\$675,000

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, Stone Counters, Walk-In Closet(s)		
Inclusions:	Shed [Backyard]		

LOOKING FOR THE DEAL OF THE YEAR? THEN STOP WHAT YOU ARE DOING AND READ THIS. Wait, did that actually work just because it was capitalized? Don't worry, it's not a typo — the price really is that good! This beautifully kept family home packs over 2,600 SqFt of "we actually have space for everything" living, perfectly tucked away on a quiet, no-through street (translation: no random cars and fewer door-to-door solar salespeople). Inside, you'll find a bright, open main floor made for entertaining—or pretending to entertain while you binge your latest show. The kitchen? Granite counters, stainless steel everything, and ceiling height cabinets tall enough to lose a step stool in. Plus, a corner pantry big enough to store Costco-sized snacks for the next apocalypse. Upstairs, you get three generously sized bedrooms including a primary suite fit for a king-sized bed and your questionably necessary pillow collection. The ensuite features a deep soaker tub for those "don't talk to me" nights, a separate shower, and enough counter space to finally stop fighting over the sink. The bonus room boasts 11-foot ceilings—perfect for a movie marathon, kid chaos zone, golf simulator, or adult escape pod. Downstairs, the finished basement adds a fourth bedroom, another full bath, space for that hobby you swore you'd pick back up, or your in-laws (if you must). Outside, the pie-shaped lot has a big deck with a gas line, a shed for your secret projects, and room for whatever backyard shenanigans you're into. With recent updates like new hardwood (~2020), a new roof (~2021), and newer appliances, all that's missing is your stuff—and maybe a lawn chair to admire your good life choices.

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