



GRASSROOTS
REALTY GROUP

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788 New Brighton Drive SE
Calgary, Alberta

MLS # A2266541



\$800,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,363 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Lawn, Level, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, French Door, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	All TV Mounts		

****Open House Sunday October 26th 2-4pm**** Rare opportunity to own what feels like a brand new build in New Brighton! Why build new when you can own this fully renovated home in an established community that's already complete with stunning landscaping, deck, fenced, fully finished basement and with all window coverings included. This home has been meticulously maintained and renovated with selections & finishings that rival current modern show homes. From the moment you step into the spacious entrance you will appreciate how much natural light flows throughout the entire home thanks to the sunny south facing backyard with extra large windows at the back to capture that beautiful sunlight all day. Note that no expense was spared on the 10mm thick LVP flooring throughout the entire main floor. The kitchen showcases a luxurious suite of high end stainless steel appliances, quartz counters, loads of cabinet space/drawers complete with a walkthrough pantry designed with actual sturdy wood shelving. The separate dining space is large enough to accommodate larger gatherings and the large living room feels cozy with a stone tiled fireplace to curl up next to on those chilly winter nights. Also conveniently located on the main floor, a private office/den that is closed for privacy with beautiful french doors - a **MUST HAVE** for those working from home. A 2 piece powder room and generous sized mud room from the garage entrance completes the main floor. Upstairs you'll find a well appointed bonus room beaming with sunlight from the suite of large windows. You'll also find 3 bedrooms, bright laundry room with a window (not just washer and dryer stuffed in the closet in a hallway), and the main 4 piece washroom. The primary bedroom does not disappoint in size and offers a 5 piece ensuite as well as a large walk-in closet. Bedrooms 2 & 3 are also

spacious & equal in size. Downstairs you'll appreciate a very clean fully finished basement with 2 recreation rooms, another den/office space and another full 4 piece bathroom. One of the basement recreation rooms could easily be converted into a 4th bedroom if desired. Enjoy long patio seasons on the SUNNY SOUTH FACING rear deck and backyard. The exterior of this home has been lovingly designed to offer fully landscaped backyard oasis. Details like Gemstone lights (\$\$\$ upgrade!), a fully finished garage, and Central Air Conditioning adds to the list of creature comforts this home has to offer. Conveniently located within walking distance from 3 different schools (less than 1 minute walk from St. Margureite), a short drive to the major shops on 130th Ave, and quick access to Stoney & Deerfoot. This completely turn-key home shows 10/10, book your private viewing today!