



GRASSROOTS
REALTY GROUP

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120 New Brighton Lane SE
Calgary, Alberta

MLS # A2270366



\$619,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,800 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: N/A

Discover the perfect blend of style, comfort, and family-friendly living in this beautifully maintained New Brighton home. The open-concept main floor is anchored by a striking, centrally located fireplace that creates a warm and inviting atmosphere. Sunlight pours through the large windows, while the dining nook offers seamless access to the expansive rear deck and private backyard—an ideal setup for everyday living and effortless entertaining. A convenient powder room and laundry area are thoughtfully located off the attached garage entry. Upstairs, you’ll find a spacious bonus room perfect for family movie nights or a home office. The primary suite features a generous walk-in closet and a relaxing 4-piece ensuite complete with a luxurious soaker tub and walk-in shower. Two additional bedrooms share their own well-appointed 4-piece bathroom. Located on a quiet street just steps from a neighbourhood park and minutes to transit, shopping, restaurants, and the New Brighton Club—this is the ideal family home you’ve been waiting for.