



**94 New Brighton Circle SE
Calgary, Alberta**

MLS # A2274050



\$665,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,667 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Basement Dishwasher, Basement Refrigerator, Basement Washer/Dryer, Basement Electric Range and Range Hood

****OPEN HOUSE SATURDAY JANUARY 10TH 12:00-4:00**** Step into a property where intelligent design converges with undeniable value. This is not just a home; it is a high-performance asset located in one of the city's most vibrant communities. Boasting 4 bedrooms, 3.5 baths, and a high-demand West-facing exposure, this home offers the rare versatility required by the modern family and the savvy investor alike. Upon entry, the difference is immediate. You aren't just walking into a house; you are entering a volume of light. The dramatic open-to-above architecture captures the afternoon sun, flooding the living space with warmth and creating an atmosphere of airy sophistication. The chef-inspired kitchen is the command centre of the home. Engineered for flow, it features a walk-through pantry (grocery-to-table efficiency), gleaming new stainless steel appliances, and a subway tile backsplash that acts as a modern focal point. The oversized dining area seamlessly transitions through glass sliders to an expansive deck, your private, sun-soaked sanctuary for summer entertaining. The upper level is a masterclass in comfort, featuring a primary retreat with a full ensuite and walk-in closet, plus two generous auxiliary bedrooms. The fully developed lower level features an Illegal-Suite. Complete with a 4th bedroom, full bath, and living area, this space offers turnkey solutions for multi-generational living, a fiercely independent teenager, or significant long-term holding value. Double attached garage, main floor laundry, and architectural flair rarely seen at this price point. In a market where inventory is tight and flexibility is king, this property is a standout. Do not let this opportunity pass.