



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2274050**



**\$665,000**

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

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**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.