



**GRASSROOTS**  
REALTY GROUP

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**228 New Brighton Walk SE  
Calgary, Alberta**

**MLS # A2277539**



**\$470,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,601 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated, Over		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 324
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home		

**Inclusions:** none

DOUBLE ATTACHED GARAGE with PARKING PAD, and green space. 1600 sq/ft TOWNHOME in the upscale community of New Brighton. The front patio area faces a sunny green space and walkway providing the perfect space for you to sit and relax. Upon entering you are greeted with a LARGE foyer with TONS of storage, a separate laundry room and access to your attached double garage with a full double driveway to allow for extra parking. Upstairs on the second level is a bright airy common space with lofty 9 FT CEILINGS. The spacious bright kitchen features white QUARTZ countertops, full upper cabinets, a pantry and an OVERSIZED 10 FT ISLAND - perfect for entertaining! The dining area provides ample seating space. while the bright living room flows seamlessly onto the covered balcony with a gas line BBQ hookup. Adjacent to the living area, you'll find a handy office nook. A 2-piece guest bath adds extra convenience. Third level is the Master Bedroom with WALK-IN closet and 3 pce ENSUITE bathroom. Two additional Bedrooms and another 4pce bathroom complete the upstairs. Don't miss this opportunity to live in this beautiful area. This home has everything you or your young family needs. Close to Parks, Schools, South Trail Crossing Shopping, Transit, New Brighton Community Center and Athletic Park with Skating, Water Park, Tennis & more!