



**106 new Brighton Circle SE  
Calgary, Alberta**

**MLS # A2280058**



**\$649,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,906 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Cleared, Landscaped, No Neighbours Behind, Rectangular Lot, S		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, Vinyl Windows		

**Inclusions:** none

This is 4 bedrooms house is Cardel built home in the wonderful community of New Brighton! This 1906 sq. ft. house was recently renovated with Central Air conditioner .Upper lever you will find 3 great size bedrooms plus very good size bonus room with Gas fire place for those chilly winter days . This home comes with a list of extensive upgrades: Gleaming Maple hardwood flooring on the main level, soaring 9ft ceiling on both main & basement . The kitchen has dark maple cabinet, granite counter top & back splash, upgraded package of appliances in the kitchen & much more. Large breakfast nook w/ sliding patio doors lead to beautiful professionally landscaped backyard made with brick and garden space for some one who want to do gardening for the beautiful summer time , there are some bushy trees and few trees there too .Upper level includes big bonus room w/ another gas fireplace, 2 bedrooms, 1 full bath and a spacious master bedroom with 5pcs Ensuite (jetted tub, his & her sink, separate shower). Basement is fully developed w/ big additional bedroom,1 full bath & family room with new vinyl plank flooring . Double attached garage finished w/ dry wall & insulation to complete the package. New elementary school is being built! View it today! This house is just 5 min walk to school and close to every thing that you need in life.