



GRASSROOTS
REALTY GROUP

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15 New Brighton Common SE Calgary, Alberta

MLS # A2281976



\$599,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,502 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Granite Counters, High Ceilings, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Hot tub accessories, small electric fireplace in alcove.

THE BELVEDERE FLOOR PLAN is the single best plan ever created in Calgary! STUNNING VAULTED CEILINGS, CURVED GRAND STAIRCASE, OPEN TO BELOW VIEWS AND SKYLIGHTS! This home is as bright as they get! Stunning design in a detached laned home that has to be seen in person to appreciate it. This home is meticulously cared for and boasts new carpets, fresh paint and a prime location a half block to CBE elementary which guarantees you morning kindergarten options! Vaulted ceilings with skylights and open to below are show stoppers! Gorgeous chef's kitchen with super tall cabinets, stainless appliances and granite counters. Sunny oversized dining room off the kitchen will easily hold large furniture and gives you a clear view to the developed backyard through the massive SW windows. Sunken living room is super spacious, has massive windows and shows off hickory solid wood flooring. Take a tour up the spiral staircase to the second floor where you will find BRAND NEW CARPET and skylights flooding this open to below view down into the kitchen. YOUR PLANTS WILL LOVE THIS HOUSE. Primary bedroom is spacious and features an ensuite bath with separate soaker tub and shower and large walk-in closet. 2 additional kids rooms are a great size and located on the opposite side of the hallway. Another 4 pc bath finishes the upper level. Back door has a small mud room area, which is ideal as you enter from the back door where your double detached garage sits, complete with designer colour package inside and extra attic storage above. Backyard is finished with a huge 19x12 deck, a built in hot tub and patio stones. The basement is completely unfinished and waiting for your design ideas. Gorgeous curb appeal with new sod in the front. Furnace serviced in 2026. Access to the New Brighton Club is included in this home, where you can

experience family classes, skate in the winter on the frozen path and a terrific playground and adult gym. Walk your kids to school at Dr. Martha Cohen CBE school. YOU WILL BE AMAZED HOW MUCH YOUR MONEY GETS YOU IN THIS INCREDIBLE LAYOUT. BELVEDERE FOR THE WIN EVERY TIME!