



GRASSROOTS
REALTY GROUP

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**526 New Brighton Drive SE
Calgary, Alberta**

MLS # A2285484



\$624,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,547 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Do not miss this fantastic prospect in Calgary's deep SE community of New Brighton. A move-in ready gem - two-storey, 2,100 sq. ft. of living space with 3 bedrooms, 3.5 baths, a front-facing, double, attached garage and tons of parking room for the family fleet. Lots of curb appeal because of the tasteful, well-maintained front and back lawns and mature bushes. The main level is open concept highlighting 9-foot ceilings and warm hardwood floors throughout. Massive windows flood the whole area in warm natural light. The living room is made even more inviting with a tiled gas fireplace. Patio doors in the dining room provide access to the deck and backyard. Sleek, modern, dark brown cabinets are featured in the kitchen along with stainless appliances, a corner pantry, granite countertops, tiled backsplash and a breakfast bar/island with deep under counter mounted double sinks. The main level is completed with a 2-pc. bath adjacent to a convenient laundry room. Up to the carpeted second floor, the primary bedroom is its own sanctuary with a 3-pc. walk through ensuite and substantial walk-in closet. Two additional bedrooms share a tiled 4-pc. bath. The finishing touch is a bonus, well-windowed room which could be utilized as a family room or home office. The lower carpeted level is fully developed with a rec room for family enjoyment, a 4-pc. bath and a utility/storage room. A gigantic south-west facing backyard is fully fenced to give you your own private outdoor retreat. A railed wooden deck allows you to expand your summer entertainment area. The yard would be a delight for gardeners and hobbyists with a green thumb. Location here is key with quick access to Deerfoot and Stoney Trails, 52nd Street SE and a Walmart Supercentre, additional shopping and restaurants on 130th Avenue SE, schools (public and Catholic), child care, playgrounds,

transit, New Brighton Resident Association, New Brighton Central Park and the South Campus Health Centre. Don't let this opportunity pass you by.