



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

MLS # A2290924

\$635,000



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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Basement Dishwasher, Basement Refrigerator, Basement Washer/Dryer, Basement Electric Range and Range Hood

Freshly reimagined and ready for its next chapter, this West-facing sanctuary offers a rare combination of architectural drama and functional brilliance. From the moment you step through the front door, the home makes a powerful first impression with a soaring, open-to-below living room that draws the afternoon sun deep into the living space. This is a residence designed for those who appreciate volume, light, and a floor plan that moves intuitively with the rhythm of daily life. At the heart of the home lies a chef’s kitchen that balances high-end aesthetics with genuine utility. Featuring a streamlined walk-through pantry, stainless steel appliances, and a crisp subway tile backsplash, the space flows effortlessly into an expansive dining area. Beyond the glass sliders, a large private deck awaits, providing the perfect backdrop for golden-hour entertaining or quiet morning coffee. The upper level is dedicated to rest and refinement, anchored by a primary retreat that features a full ensuite and a spacious walk-in closet. Two additional well-proportioned bedrooms ensure plenty of space for family or a sophisticated home office. What truly sets this property apart, however, is the fully developed basement. Thoughtfully designed as a Mother-In-Law / Illegal Suite, this area includes a fourth bedroom, a full bathroom, and a generous living space, offering a turnkey solution for multi-generational families, guest hosting, or long-term flexibility. With a double attached garage, main-floor laundry, and a level of finish rarely seen at this price point, this home is more than just a place to live; it is a versatile asset in a vibrant, high-demand community. In a market where true flexibility is the ultimate luxury, this home stands ready to meet the needs of a modern lifestyle.