



**407 New Brighton Place SE
Calgary, Alberta**

MLS # A2292920



\$729,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,307 sq.ft.	Age:	2005 (21 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Pantry, Quartz Counters		

Inclusions: None

Open house Mar 14 & 15 Saturday and Sunday from 2:00 PM to 4:00 PM | This is perfect for you! Spacious family home tucked away on a quiet cul-de-sac in the sought-after community of New Brighton, offering over 3,200 sq ft of developed living space, 6 bedrooms, 3.5 bathrooms, central A/C, custom closets and pantry, new triple-pane windows. The main floor features a bright and functional layout with a stylish kitchen showcasing quartz countertops, a generous dining area, comfortable living room, private den/office, convenient 2 pc bath, and main floor laundry. Upstairs you’ll find a large primary bedroom with walk-in closet and 4 pc ensuite, two additional bedrooms, another full bathroom, and a massive bonus room with vaulted ceilings ideal for family movie nights or a play space. Beautiful hardwood flooring throughout the main and upper levels, with the exception of the bonus room which features plush carpet. The fully developed basement adds incredible flexibility with THREE more bedrooms, a 4 pc bathroom, and a spacious family room, perfect for guests, teens, or a home gym. Sunny south-facing backyard with two decks, perfect for large family get-togethers! Front yard low-maintenance xeriscaped landscaping, designed to conserve water while maintaining great curb appeal. Located just minutes from excellent amenities including Dr. Martha Cohen School, St. Isabella Elementary Junior High School, and New Brighton School, plus convenient shopping, restaurant and cafes at McKenzie Towne High Street, South Trail Crossing, and 130th Ave shopping district. Enjoy nearby parks, pathways, and the New Brighton Club recreation facility. Annual HOA fee provides residents with access to the New Brighton Club, featuring a splash park, skating rink, tennis and basketball courts, playgrounds, and year-round community programs and events. With

quick access to Stoney Trail, Deerfoot Trail, and 52 Street SE, commuting anywhere in the city is easy. This is the perfect home for growing families looking for space, comfort, and a fantastic location.