



GRASSROOTS
REALTY GROUP

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198 New Brighton Circle SE
Calgary, Alberta

MLS # A2293691



\$659,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,834 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: 20 SOLAR PANEL SYSTEM, LED COLOR CHANGING XMAS LIGHTS, AUTOMATED BLINDS, STORAGE SHED-BACKYARD, CLOSET-BASEMENT, CHINA CABINET-GARAGE.

OPEN HOUSE SAT 12-3PM Welcome to 198 New Brighton Circle SE — a beautifully renovated home in one of Calgary's most family-oriented communities! Offering nearly 2,500 sq ft of developed living space, this impressive two-storey home is perfectly located just steps from schools, the community clubhouse, and convenient shopping. Step inside to a modern open-concept main floor designed for both comfort and entertaining. The stylish kitchen features upgraded cabinetry, sleek stainless steel appliances, and elegant vinyl plank flooring throughout. Freshly updated with one-year-old carpet, automated blinds, recently upgraded front and rear doors, the home feels like new. Upstairs, you'll love the spacious bonus room with soaring 12-foot ceilings — the perfect space for family movie nights or a relaxing retreat, the large master bedroom with 4 pcs en-suite and the 2 additional good size bedrooms with a second full 4pcs bathroom The fully finished basement adds incredible value, complete with a large recreation room, an additional bedroom, and a full bathroom — ideal for guests or growing families. This home is packed with upgrades for comfort and efficiency, including: • Air conditioning • LED lighting • 20 solar panels • Roof (2022) • High-efficiency furnace • Tankless water heater • Water softener & purifier with chlorine guard • Fully fenced yard If you've been searching for a move-in-ready home in a welcoming, family-friendly neighbourhood… you've just found it. Don't miss this incredible opportunity to call New Brighton home!