



**35 New Brighton Manor SE
Calgary, Alberta**

MLS # A2294620



\$650,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,114 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	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, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Open House Sunday March 22, 2-4 PM. Attention investors, renovators and savvy buyers. This Morrison built two storey with 4 bedrooms, and 3.5 bathrooms is located on a quiet street in the heart of New Brighton. With over 3000 square feet of developed living space across three levels, this is a great opportunity to get into one of southeast Calgary's most desirable communities. The main floor offers a bright and functional layout featuring large windows that bring in plenty of natural light. Rich hardwood flooring runs through a large portion of the main level, and the living room features luxury vinyl plank flooring, a stone gas fireplace with vaulted ceilings that help create a warm and inviting space. A formal dining room at the front of the home provides flexibility and could easily be used as a home office or additional sitting area. The kitchen features quartz countertops and refreshed cabinetry. It offers a large island, plenty of storage, a walk in pantry and a comfortable eating area with access to the south facing backyard. Outside you will find a stamped concrete patio and a fully fenced yard ready to enjoy. Upstairs you will find three well sized bedrooms including a spacious primary suite with a walk in closet and a raised ensuite complete with a soaker tub. The upper level also features a full bathroom and a massive bonus room with vaulted ceilings and its own fireplace, making it a perfect space for family movie nights, a playroom or a second living area. The fully developed basement adds even more usable space with a large recreation area, a fourth bedroom, a large den, perfect for a home office and a full bathroom. Additional features include air conditioning, main floor laundry and a double attached garage. This home does require some TLC and has been priced accordingly making it a great opportunity for buyers willing to add their own touches. New

Brighton is known for its strong sense of community and outstanding amenities including the New Brighton Club, which offers skating, tennis courts, a splash park and year round programs for residents. You are also just minutes from schools, parks, pathways and the shops and restaurants along 130 Avenue SE shopping district. A solid home in a fantastic community at an attractive price. Don't miss this opportunity, book your showing today.