



**24 New Brighton Court SE
Calgary, Alberta**

MLS # A2294863



\$600,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,499 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Garage Faces Rear, Heated Garage, Triple Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, 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, Kitchen Island		

Inclusions: N/A

MASSIVE Lot w/TRIPE Car Garage, and Curved Staircase! Set on a quiet street in the heart of New Brighton, this beautifully maintained two-storey home offers an exceptional blend of space, functionality, and outdoor living that's hard to come by. Positioned on an expansive 761 sq. metre pie-shaped lot, the property immediately stands out—offering a rare sense of privacy and room to breathe, all complemented by a heated triple car garage that's as practical as it is impressive. As you arrive, the home's elevated position adds to its presence, while inside, pride of ownership is unmistakable. The main floor is designed with both everyday comfort and entertaining in mind. A sunken living room creates a cozy yet open gathering space, while the kitchen—complete with a granite island—anchors the heart of the home between the dining nook and the outdoors, and new LVP flooring ties the main floor together. Recent upgrades include a new fridge and dishwasher, adding both style and convenience to this central space. Natural light pours in throughout the day, enhanced by thoughtful design choices that maximize brightness and flow. Step outside and you'll discover where this property truly shines. The massive two-tiered deck offers the perfect balance of sun and shade, making it an ideal setting for everything from morning coffee to evening get-togethers. The size of the yard is genuinely remarkable—beautifully landscaped with a cobblestone pathway, raised garden beds, and a firepit area, while still leaving plenty of room for kids, pets, or future possibilities. Upstairs, the layout continues to impress with three well-proportioned bedrooms. The primary suite is a comfortable retreat featuring a walk-in closet and a full four-piece ensuite. Two additional bedrooms and another full bathroom

complete the upper level, offering flexibility for family, guests, or a home office setup. With generous ceiling height, the unfinished basement remains a blank canvas—perfect for a home gym, media room, or additional living space. Additional upgrades include a new hot water tank and furnace, providing peace of mind and long-term efficiency. Located just steps from parks, pathways, ponds, and schools, this home combines everyday convenience with a setting that feels both peaceful and connected. Opportunities like this, with lot size, garage space, and overall care, are few and far between.