



**107 New Brighton Villas SE
Calgary, Alberta**

MLS # A2298255



\$410,000

Division:	New Brighton		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,230 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	-		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Smoking Home		

Inclusions: Electric Fireplace

AMAZING VALUE! This beautiful home in the highly sought after family community of NEW BRIGHTON is located in the exceptionally well run MOSAIC MOTIF complex, which features a HEALTHY RESERVE FUND. This VERY WELL MAINTAINED residence offers a GREAT LAYOUT and features a spacious open concept main floor accented by HARDWOOD FLOORING and an abundance of NATURAL LIGHT from OVERSIZED WINDOWS. The kitchen is equipped with SLEEK GRANITE COUNTERTOPS, a LARGE CENTRE ISLAND, and STAINLESS STEEL APPLIANCES. The DINING AREA is conveniently located ADJACENT TO THE KITCHEN, providing a perfect space for family meals. The inviting living room includes a custom tiled ELECTRIC FIREPLACE, and you can step outside to a private FENCED PATIO perfect for summer evenings and OUTDOOR BARBECUES. This property features CENTRAL AIR CONDITIONING and a BRAND NEW HOT WATER TANK both replaced in 2024. The upper level features an OPEN SPACE OFFICE AREA at the landing and a DUAL PRIMARY SUITE layout, where both generous bedrooms offer their own PRIVATE ENSUITE BATHROOM and a spacious WALK-IN CLOSET. The LOWER LEVEL includes a CONVENIENT LAUNDRY and STORAGE AREA with NEWER FLOORING, plus direct access to your DOUBLE ATTACHED GARAGE. This property is VERY CLOSE to multiple schools including DR. MARTHA COHEN and ST. ISABELLA ELEMENTARY. Residents enjoy an UNBEATABLE LIFESTYLE at the NEW BRIGHTON CLUB featuring 6,500 SQ. FT. of incredible AMENITIES including tennis courts, basketball courts, a splash park, and a hockey rink. Nature lovers will appreciate the COMMUNITY POND and endless pathways for the ultimate family lifestyle. This is a PET

FRIENDLY complex. This development also offers VISITOR PARKING. Close to SOUTHTRAIL CROSSING and MCKENZIE TOWNE shopping, this home offers effortless commuting with immediate access to 52 STREET, STONEY TRAIL, and DEERFOOT TRAIL! Call today for your private viewing.