



**795 New Brighton Drive SE
Calgary, Alberta**

MLS # A2304716

\$624,900



Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,880 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Low Maintenance Landscape, No Back Lane, Street Lighting		

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

Inclusions: NA

Step inside this immaculately maintained home, located an easy walk to the community hall and elementary schools. The spacious entry provides plenty of room to greet guests. The home is open with 9' ceilings and knock-down stipple. The kitchen features rich cabinetry, stainless steel appliances including a gas stove, and a large granite island with undermount sink and seating. A walk-through pantry connects the kitchen to the mudroom making grocery drop-offs easy and efficient. The dining area overlooks the backyard and provides direct access to the deck, ideal for summer barbecues and outdoor dining. The living room is warm and inviting with dark laminate floors and a corner gas fireplace for those cooler evenings. A 2-piece powder room completes the main level. The upper level features a spacious bonus room at the front of the home that provides the perfect spot for movie nights, a kids' play area, or a quiet retreat away from the main living space. The primary bedroom is generously sized and easily accommodates a king-sized bed. It features a large walk-in closet and a bright ensuite complete with dual sinks, a deep soaker tub, and a separate shower. The two additional bedrooms, 4-piece bathroom and laundry completes the upper floor. The unfinished basement has large windows and RI plumbing for a bathroom. Ready for your creativity!