



**1819 New Brighton Drive SE  
Calgary, Alberta**

**MLS # A2123610**



**\$620,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,474 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Skylight(s), Track Lighting, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Beautiful bright home in a very nice neighbourhood. Features a fantastic open, very well thought out floor plan. Lots of windows throughout plus a skylight for plenty of natural Sun light. The Kitchen is awesome looking, featuring a nice island and lots of cupboards and counter top space, dining room off the kitchen with a view of the south facing back yard with large deck, perfect for the summer and all year round. Convenient 2 piece bathroom at the back door. Upper level is nice and open, features a large primary bedroom with walk-in closet, 4 piece en-suite, two additional bedrooms and 4 piece bathroom. Large unspoiled basement with high ceiling. good size double garage.