



GRASSROOTS
REALTY GROUP

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127 New Brighton Villas SE
Calgary, Alberta

MLS # A2124279



\$424,900

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,020 sq.ft.	Age:	2010 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 232
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage		

Inclusions: Wooden Planters in the Front, Raised Vegetable Planter, Barbecue, Ceiling Fan in Master Bedroom, Nest Thermostat, and Garage Heater.

Step into this exquisite west-facing townhome, nestled in a prime spot within the complex on a tranquil cul-de-sac. As you approach, a sun-filled patio is perfect for relaxation, setting the tone for the home's inviting atmosphere. Inside, discover stunning hardwood flooring that guides you seamlessly through the main level. The kitchen boasts sleek granite countertops, stainless steel appliances, and contemporary cabinetry for a modern culinary experience. Ascend the open staircase to find a cozy spare bedroom. This floor is home to a conveniently placed laundry space. The expansive master bedroom is a retreat, featuring a lavish four-piece ensuite and ample closet space. Completing the upper level is another stylish four-piece guest bathroom for added convenience. Downstairs, ample storage space awaits in the basement, alongside a double-car (Tandem) garage. Enjoy proximity to parks, schools, public transit, and shopping, making every aspect of daily life effortlessly accessible. The newest feature to note is a brand-new hot water tank!