



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2133062**



**\$750,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | New Brighton           |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,771 sq.ft.           | <b>Age:</b>   | 2011 (13 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.09 Acre              |               |                   |
| <b>Lot Feat:</b> | Level, Rectangular Lot |               |                   |

|                    |                                      |                   |      |
|--------------------|--------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas              | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Laminate     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Suite | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame      | <b>Zoning:</b>    | R-1N |
| <b>Foundation:</b> | Poured Concrete                      | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Smoking Home                      |                   |      |

**Inclusions:** Basement Refrigerator, Basement Washer/Dryer, TV Wall Mount, Garden Shed

Great Family Home with Mortgage Helper illegal Basement Suite! This home is well maintained and in excellent condition. Open Floor Plan and great location. Main Floor has large windows that flood the home with an abundance of natural light. Upstairs has an oversized bonus room, spacious master bedroom with a four piece ensuite, two more large bedrooms and another full bathroom. Lower level has a separate entrance and is finished with a full kitchen, bedroom, den, living /dining room, laundry area and a 3 piece bath. Sellers says "Bring Offers". Book your private showing today!