



**1204 New Brighton Drive SE  
Calgary, Alberta**

**MLS # A2138539**



**\$699,999**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,151 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Level, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** Fridge, Stove, Microwave Hood Fan, Dishwasher, Washer & Dryer, Garage Controls/Remotes, All Window Coverings, All Light Fixtures

Welcome to your dream home in the vibrant community of New Brighton! This stunning 2-storey residence seamlessly blends contemporary design with functional living spaces. Step inside to discover a main level designed for modern & elegant living. Just off the entrance you have an closet for storing outerwear and the mudroom, which ensures convenience with direct access to the double attached garage. Heading further into the home, the office offers a quiet and productive environment, great for work or study. Cozy up by the gas fireplace in the living room, set against a decorative stone surround, creating a warm ambiance. The adjacent dining room is spacious for a 6-8 seater formal table & opens seamlessly to the huge rear deck, ideal for indoor/outdoor dining. In the gourmet kitchen, a central granite island with breakfast bar seating, ample cabinetry, a huge pantry & SS appliance package await. Recessed pot lighting illuminates the space, complemented by hardwood flooring for added elegance. Ascending the stairs to the upper level, you'll find an oasis for relaxing. Three spacious bedrooms, each adorned with plush carpet flooring, provide warmth and coziness. The master bedroom is a true retreat, boasting a walk-in closet with built-in shelving for optimal organization. Indulge in luxury in the attached 5-piece ensuite, featuring a dual vanity, luxurious soaker tub, and sleek glass shower. Another 4-piece bathroom caters to the additional bedrooms with tub/shower combo. Enjoy quality family time or entertaining guests in the expansive bonus room, flooded with natural light. The basement offers endless possibilities, completely customizable to the buyer's preferences. This exceptional home showcases modern living in New Brighton, with schools, shopping centers, amenities, and transit options just minutes away. Don't miss out on the

opportunity to make this your forever home. Schedule your viewing today!