



GRASSROOTS
REALTY GROUP

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2023 New Brighton Drive Drive SE
Calgary, Alberta

MLS # A2139980



\$710,888

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,835 sq.ft.	Age:	2003 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Front Yard, Interior Lot, Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Floor Furnace, Hot Water	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	Natural Gas Connected, Fiber Optics, Garbage Collec
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Soaking Tub, Storage, Tile Counters, Walk-In Closet(s)		
Inclusions:	Backyard Storage		

Welcome to 2023 New Brighton Drive! This detached home in the scenic New Brighton community is perfect for family life due to its proximity to schools, hospitals, parks, and amenities. The spacious living room with a fireplace, breakfast bar, and updated kitchen with granite countertops makes it ideal for entertaining. The main floor also includes a half bathroom, mudroom, and access to the oversized insulated double garage. Upstairs, the large bonus/family room is serviced by a 4-piece bathroom. There are three generously sized bedrooms, including a master with a luxurious 4-piece ensuite. The fully landscaped property features a deck with pergolas, perfect for summer barbecues. With over 1800 sq ft of living space, 9ft ceilings, and a fully finished basement with two bedrooms and an entertainment room, this home provides ample space. Additionally, it's close to public transportation, sports courts, schools, a community center with a multi-purpose clubhouse, water parks, and basketball, tennis, and volleyball courts. It's just a 7-minute drive to and from South Health Campus hospital.