



**212 New Brighton Grove SE
Calgary, Alberta**

MLS # A2147366



\$749,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,538 sq.ft.	Age:	2012 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: basement appliances

Excellent 2-Story Home with a walkout basement suite (illegal) on a Quiet Street in New Brighton! Stunning 2-story home featuring 4 bedrooms and 3.5 baths, located at a beautiful community New Brighton. High ceilings, an open kitchen, and modern upgrades, like granite, and so on. The oversized double garage is in the backyard. Main floor includes a living room, spacious dining area, enhanced by high ceilings and large windows, overlooks the open kitchen, making it perfect for entertaining, and a convenient half bath. Upper floor has a big size master bed with a huge ensuite bath and, with a walk-in closet. Two additional bedrooms on this level are spacious and private, complemented by a 4-piece bathroom. The developed basement features a one bedroom suite - illegal, with a big living room and a separate laundry. Conveniently located close to transit, this home ensures easy commuting. Enjoy nearby lots, schools, and scenic walking and bike paths. Don't miss the opportunity to make this exceptional home yours!