



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

MLS # A2151159



\$652,500

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,803 sq.ft.	Age:	2007 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Storage		

Inclusions: N/A

Nestled in the heart of New Brighton, this wonderful 3-bedroom, 2 and a half bathroom two-storey home with double attached garage offers a perfect blend of location and family-friendly functionality. Open-concept main floor with expansive living and dining areas, perfect for entertaining and family gatherings. Large windows throughout the home flood the space with natural light, creating a warm and inviting ambiance. The spacious kitchen features stainless steel appliances, a generous island with seating, ample cabinetry and a walkthrough pantry. There also is a large dining area just off of the kitchen and your outside deck to enjoy the sunny south exposure. The main floor is complete with hardwood floors, large living room with gas fireplace as well as main floor laundry. Upstairs, you are greeted by a large and versatile bonus room, ideal for a home office, playroom, or media center with vaulted ceiling. There is a full 4-piece bathroom to support the upper floor bonus room and two additional bedrooms. The primary bedroom is large and features a 4-piece ensuite with large soaker tub, walk-in closet and shower. The basement is ready for your personal touch! Some development has been started and there is enough drywall there to complete the basement project. Located in highly sought-after New Brighton, known for its community parks, recreational facilities, and family-friendly atmosphere, this home is sure to please. Close proximity to schools, shopping centers, restaurants, and public transit, ensuring convenience and easy access to all amenities. Possession is available as soon as mid-June. Call your favourite realtor today to schedule a private viewing.