



**143 New Brighton Close SE  
Calgary, Alberta**

**MLS # A2160209**



**\$699,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,917 sq.ft.	<b>Age:</b>	2007 (17 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>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<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>	Finished, Full	<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>	High Ceilings, Kitchen Island, No Animal Home, Open Floorplan		

**Inclusions:** N/A

Located in a quiet cul-de-sac in New Brighton, this well-maintained two-storey home shows pride of ownership. Total living area including basement is 2,657.57 sq.ft. Recent upgrades include motorized and shutter blinds, a new garage door motor, and central air conditioning. The front yard is beautifully landscaped, and the backyard offers a peaceful retreat. The front of the home faces south, providing plenty of sunshine and making it easier to maintain in the winter. From the dining area, step onto the north-facing 26x18 ft deck, perfect for entertaining or relaxing. The fully fenced yard is ideal for family gatherings or quiet evenings. Entering through the 18-foot foyer, you'll find an open-concept design. The main floor features 9-foot ceilings, hardwood flooring, and a cozy living room with a maple mantle fireplace. The kitchen includes extended cabinets, stainless steel appliances, and maple railings. The upper level has a spacious bonus room with an 11-foot ceiling, a master suite with extended windows, a walk-in closet, and an ensuite with dual sinks, a soaker tub, and a separate shower. There are also two additional bedrooms and a 4-piece bathroom. The fully developed basement includes a fourth bedroom, a den that could be a fifth bedroom, a family room, and a partially finished bathroom with rough-in for future development. This home is conveniently located near 130th Avenue SE shopping, parks, and schools. Priced for a quick sale, contact the listing REALTOR® today for more information.