



GRASSROOTS
REALTY GROUP

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151 New Brighton Drive SE
Calgary, Alberta

MLS # A2210966



\$695,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,841 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Front Drive, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

A MUST SEE! STUNNING showhome-like family home with over 2550 sq. ft on 3 levels located in the amenity-rich community of New Brighton. Enjoy this updated home that with designer paint colours throughout, new carpet, new ceramic tile from the front door to kitchen, bath, laundry, and upgraded engineered hardwood in the bonus room. Big windows allowing loads of natural light and an open-concept layout, a Gorgeous kitchen with black fixtures and hardware, deep large sink in the extended island and fully equipped kitchen featuring a gas stove, Pot Filler, walk-in pantry, dimmable undercabinet lighting, halo pot lights creating mood/ombience options. A generous dining nook and a spacious living room with gas fireplace, creating a wonderful entertaining space for family and friends. The main level also includes a separate laundry room and a 2pc bathroom. Upstairs, the master bedroom offers plenty of space, walk-in closet and luxury with a 4-piece ensuite, complete with a large spa-like soaker tub, and a separate shower. On the second floor you find two well-sized bedrooms, a huge Bonus room with large windows and Vaulted ceiling. The West facing backyard has lots of space for your garden, shed, etc. and comes with a good sized deck and privacy walls. The basement has soundproofed ceilings, walls, and utility room, also offering a 4th bedroom and family room currently used as a gym and the future bathroom is drywalled, plumbing, electrical all roughed-in, completing this level. Let's talk about the upgraded Garage that comes with many custom cabinets maximizing storage and space, 240v, insulated door R22 and electric heater. Other updated items include: New shingles and rear siding in 2022. Furnace blower motor & fan. This home has attention to detail, you must book a showing today to appreciate this gem!

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