



GRASSROOTS
REALTY GROUP

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78 New Brighton Manor SE
Calgary, Alberta

MLS # A2211800



\$719,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,841 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this beautifully maintained detached home located in the highly sought-after community of New Brighton! This spacious and thoughtfully designed property offers 4 bedrooms and 3.5 bathrooms, perfect for growing families or multi-generational living. Step inside to a warm and inviting main floor featuring rich hardwood throughout, a cozy carpeted den ideal for a home office, and a convenient powder room. The bright and functional kitchen boasts stainless steel appliances, and the adjacent living area is anchored by a charming fireplace — perfect for relaxing evenings. Upstairs, you’ll find three generous bedrooms, including a serene master retreat complete with a walk-in closet and luxurious ensuite. A second full bath serves the additional bedrooms. The basement is fully developed and includes a fourth bedroom, a full bath, and a spacious rec room featuring a built-in TV stand with included AV equipment and a wired speaker system — ideal for movie nights or entertaining. Additional features include a dedicated laundry room with a brand-new washer and dryer, central vacuum, and a new hot water tank. Outside, enjoy the beautifully landscaped backyard with a deck, open stone patio, pergola, and storage shed — perfect for summer gatherings. Don’t miss this incredible opportunity to own a feature-packed home in one of Calgary’s most vibrant family-friendly communities!