



**GRASSROOTS**  
REALTY GROUP

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**36 New Brighton Landing SE  
Calgary, Alberta**

**MLS # A2212805**



**\$550,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,474 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Tre		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Fantastic home in the beautiful community of New Brighton, where green space & fun are abundant! This home offers you over 1473+ sq ft of maximized "SPLENDID" air-conditioned living space for your enjoyment. BONUS: Single attached garage, full parking concrete driveway, AND backs onto a huge green space & Athletics' park! You are welcomed into a lovely open floor plan with hardwood floors, BRAND NEW CAREPTS, & boasting great windows that invite natural daylight in along with a smooth transition that leads into a great kitchen with an oversized central island featuring a sink/flush eating bar, corner pantry, upgraded appliances which include a fridge, stove, built-in dishwasher and over the range microwave. The great room enjoys views from a large window and a corner gas fireplace. Upstairs: beautiful primary bedroom with a walk-in closet & 3pc private en suite. Plus two more bedrooms & 4pc main bath. Great location with no backyard houses/neighbors, only open views! The large, expansive yard is fully fenced, decked with cover, and landscaped. Welcome Home! You must put this home on your 'Must See List! Check out the New Brighton community features. Website notes: "Operated by the NBRA, the New Brighton Clubhouse is a year-round recreational facility, consisting of a 6500 square foot building. Also on site are: 2 tennis courts, a beach volleyball court, basketball courts, a splash park, a playground, and a hockey rink. Members can gain access to these facilities using their issued membership card, and can also sign in guests. The Bell Tower amenity, pond fountains, and community entrances are among a few other community features the NBRA maintains. In addition to maintaining community features, the NBRA also employs a full-time Recreation Team at the New Brighton Clubhouse, which is responsible for implementing recreational programs and

events using various facilities and amenities within the park. To meet all its members' needs, the NBRA offers a variety of fitness, educational, and creative programs for all ages." Call your friendly REALTOR(R) to book a viewing! "QUICK MOVE IN"