



GRASSROOTS

REALTY GROUP

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**209 New Brighton Walk SE
Calgary, Alberta**

MLS # A2287558



\$429,000

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,544 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Insulated		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Lawn, Level, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 324
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: 2 garage storage racks mounts to the ceiling.

This stylish 2017-built home boasts a combination of vinyl and stone exterior, a DOUBLE ATTACHED SIDE BY SIDE GARAGE, CENTRAL AIR for year-round comfort a front concrete lower patio faces a GREEN SPACE for added privacy. Step inside to a tiled entry featuring a storage room, full-size washer and dryer, and a 2-YEAR-OLD HOT WATER TANK. Garage access includes a 220V OUTLET, SLATE WALL SYSTEM, two upper STORAGE SHELVES and a convenient WATER TAP completely insulated, DRYWALLED AND PAINTED. Freshly painted interior, Enjoy 'KNOCKDOWN CEILINGS and NEWLY INSTALLED WPC PLANK FLOORING THROUGHOUT THE ENTIRE HOME INCLUDING ALL THE STAIRS(a \$15,000.00 upgrade)! The front lifestyle room flows seamlessly into the center kitchen and back dining area. The kitchen is a chef's dream with a CENTER ISLAND, QUARTZ COUNTERS, SOFT-CLOSE DRAWERS, stylish grey lower cabinets SUBWAY TILED BACKSPLASH, a FULL SET OF STAINLESS STEEL APPLIANCES including a SMOOTH-TOP STOVE dishwasher, fridge, and microwave/hood combo. Additional features include a pantry closet, programmable thermostat, TECH NICHE, 2 piece guest bath and garden door leading to a VINYL DECK with an outdoor outlet and BBQ GAS LINE. WPC PLANK FLOORING CONTINUES UPSTAIRS with no carpet and seamless vents throughout the home. Two back bedrooms include one with a BUILT-IN CLOSET ORGANIZER. The 4-piece main bath features a tiled tub surround with decorative accents, a QUARTZ STORAGE VANITY, under-mount sink, and linen closet. The front primary suite offers mountain views, a walk-in closet, and a 3-piece tiled en-suite with FULL-SIZE SHOWER and QUARTZ STORAGE VANITY. The perfect 3 bedroom, 2.5

bath plan with double attached garage on a quiet location and added comfort features positioned with ease of access to local amenities and quick access to 52nd Street as well as 130th Ave!