



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

167 New Brighton Close SE
Calgary, Alberta

MLS # A2305782



\$729,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,937 sq.ft.	Age:	2007 (19 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Level, Pie Shaped Lot, Private		

Heating: Forced Air

Floors: Carpet, Tile, Wood

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: window blinds, garden shed, security system

OPEN HOUSE SUNDAY 2-4! Welcome to New Brighton, where elevated living meets everyday comfort in this exceptional two-storey home. Perfectly positioned on a rare, professionally landscaped pie-shaped lot that offers your own private backyard oasis. From the moment you step inside, the pride of ownership is unmistakable. The bright, open-concept main floor is designed to impress, featuring rich yellow birch hardwood flooring, a dedicated home office, and a spacious great room with gas fireplace ideal for both relaxing and entertaining. At the heart of the home is a chef inspired kitchen, complete with granite countertops, upgraded stainless steel appliances, and an abundance of natural light from oversized windows. A convenient mudroom with laundry adds to the home's thoughtful functionality. Upstairs, a versatile bonus room creates the perfect family retreat, ideal for movie nights or a play space, while three generous bedrooms provide comfort for all. The primary suite is a true sanctuary, offering a spa inspired ensuite and a large walk-in closet. What truly sets this home apart is the professionally developed basement, delivering incredible value and flexibility. With a generous recreation area, three additional bedrooms, a full bathroom, and ample storage, this is a rare 6 bedroom home, perfect for growing families or multi-generational living. Designed for everyday comfort, the home features a multi-zone furnace system with dedicated climate control for each level. Step outside and experience your own private escape with an expansive deck that enjoys a sunny South exposure. The yard is beautifully landscaped (complete w/irrigation) and fully fenced and is perfect for entertaining or unwinding. Located just minutes from New Brighton's sought after clubhouse, parks, and sports fields, and with quick access to

Deerfoot Trail and Stoney Trail, this home offers the perfect blend of luxury, space, and convenience. This is more than a home, it's a lifestyle. Come experience it for yourself. Note- some exterior photos have been digitally altered or virtual staging.