



1795 New Brighton Drive SE  
Calgary, Alberta

MLS # A2306401



**\$560,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,471 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home		

**Inclusions:** N/A

Welcome to 1795 New Brighton Drive SE. This exceptional corner lot home checks every box, offering style, space, and functionality in one of Calgary's most desirable family communities. With standout curb appeal and an oversized double garage, this fully finished 4-bedroom home is designed to impress from the moment you arrive. Step inside to a bright open concept main floor featuring rich hardwood flooring, a cozy gas fireplace, and a beautifully upgraded kitchen with extended cabinetry, stainless steel appliances, a large island with breakfast bar, and upgraded finishes throughout. Upstairs, you will find a spacious primary retreat complete with a walk-in closet and a private 4-piece ensuite featuring a relaxing soaker tub and stand-up shower. Two additional bedrooms and another 4-piece bathroom provide plenty of space for family or guests. The fully finished basement adds even more versatility with an additional bedroom, a 4-piece bathroom, and a large rec room area. Out back, enjoy a low-maintenance yard with durable vinyl fencing, a storage shed, and a fantastic deck built for summer nights, BBQs, and entertaining. This is the complete package in New Brighton. Book your private showing today.