



**202 New Brighton Manor SE  
Calgary, Alberta**

**MLS # A2306864**



**\$559,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,803 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this detached two-storey home in the sought-after community of New Brighton, offering a functional layout, south-facing backyard, and incredible potential to make it your own. The main floor features a spacious foyer, convenient 2-piece bathroom, and main floor laundry with direct access to the attached front-drive garage. The open-concept layout includes a bright living room with gas fireplace, a well-sized kitchen with island, formal dining area and a walk-through pantry with access to the attached garage. Upstairs, you'll find a large bonus room filled with natural light, along with three bedrooms and a full bathroom. The primary suite offers a walk-in closet and private ensuite with a soaker tub. The finished basement adds additional living space with a full bathroom, rec room, and a flex room/bedroom (window does not meet egress). Step outside to enjoy the sunny south-facing backyard complete with two decks, ample green space, and low-maintenance landscaping. The property also offers back lane access for added convenience. This home presents a fantastic opportunity for buyers looking to build equity and customize a property to their taste in a family-friendly community close to schools, parks, and amenities.