



GRASSROOTS
REALTY GROUP

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1721 New Brighton Drive SE
Calgary, Alberta

MLS # A2306951



\$549,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,707 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan		

Inclusions: N/A

PRICE REDUCED \$25K FOR QUICK SALE AND BRAND NEW ROOF DONE MAY 12Beautifully maintained 3 bedroom & 2.5 bathroom custom home located in the desirable community of New Brighton, which offers lots of green space with great pathways & playgrounds, and easy access to schools, shopping, transit & all major routes. The main floor is warm & bright with lots of natural light that features an open floor plan starting with the formal living & dining room area, followed by a spacious kitchen with lots of storage & counter space that flows perfectly into the breakfast nook with patio doors leading out to your south facing backyard & personal oasis featuring a beautifully landscaped, low-maintenance garden designed for relaxation and a well designed deck to enjoy the peaceful sounds of your own private waterfall. Upstairs you will find the master bedroom with a 4pc ensuite & big walk-in closet, plus two more spacious bedrooms sharing a 4pc bathroom, convenient dedicated laundry room, and to top it off a central bonus room for those cosy family movie nights. The unfinished basement awaits your imagination & ideas to turn into whatever your heart desires! This fabulous home is located just minutes from the South Trail Crossing Centre with all its amenities, restaurants & shopping!