



GRASSROOTS

REALTY GROUP

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

MLS # A2308631



\$650,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,855 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Close to Clubhouse, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Pantry		

Inclusions: two garden sheds, gazebo, wardrobes in basement, second fridge in garage, TV in master bedroom, 5 bar stools in kitchen, solar panels

Located in the welcoming community of New Brighton, this beautifully maintained, fully finished two-storey home offers the space, comfort, and thoughtful details today’s families are looking for. Featuring central air conditioning, a heated double attached garage, Acacia hardwood flooring on the top two floors, and a fully developed basement that has been well-maintained. This move-in ready home blends everyday functionality with inviting spaces designed for gathering and relaxing. The layout creates exceptional openness throughout the main floor, with an oversized upgraded kitchen in 2017, generous cabinetry, a huge granite island with 5 chairs included, high-end appliances, and a bright dining area that easily accommodates family dinners or entertaining guests. The adjoining living room is centered around a cozy gas fireplace, while large windows and patio doors connect the indoor living space to the sunny, fully fenced, south-facing backyard. Outside, you’ll appreciate the aggregate patio and gazebo included – creating a private outdoor setting to enjoy throughout the summer months, along with your own apple tree! Upstairs, the sun-filled bonus room offers flexible living space ideal for movie nights, a playroom, or quiet evenings at home. The upper level also features three bedrooms, including a spacious primary retreat complete with a walk-in closet and private 3-piece ensuite with a gorgeous oversized shower. The fully finished basement extends the home’s versatility with a large recreation area, built-in cabinetry, a 3-piece bathroom, and abundant storage space. The furnace was replaced in 2022, A/C in 2015, the roof shingles in 2017 and there are also solar panels included. Perfectly situated within walking distance to schools, shopping, parks, and the New Brighton Residents Association, this is a rare opportunity to own a

thoughtfully upgraded family home in one of Calgary's most popular southeast communities.