



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

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

MLS # A2311816



\$650,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,110 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Front Yard, Landscaped, Low Maintenance Landscape, Many Trees, No Neig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	N/A		

Beautifully maintained and fully finished family home featuring gleaming hardwood flooring throughout the main floor, with tile flooring in the foyer, hallway, 2-piece powder room, and mudroom. The spacious kitchen offers oak cabinetry, a walk-in pantry, raised breakfast ledge, and newer appliances, perfect for everyday living and entertaining. Enjoy gatherings in the separate formal dining room and relax in the stunning great room highlighted by vaulted ceilings, a stone fireplace, and elegant arched openings. The bright breakfast nook features raised ceilings and large windows that fill the home with natural light. Upstairs, the spectacular bonus room boasts soaring vaulted ceilings, while the award-winning primary retreat impresses with vaulted ceilings, a massive walk-in closet, and a raised 4-piece ensuite complete with oak cabinets, jetted tub, stand-up shower, and tile flooring. The fully finished basement adds incredible living space with an additional bedroom, full bathroom, and second family/living room. Outside, enjoy the spacious 15' x 20' deck overlooking the large backyard — ideal for summer entertaining. Additional upgrades include complete interior repainting, newer appliances, and pride of ownership throughout. Don't miss this exceptional home — call your REALTOR today to book your private viewing!