



**509 New Brighton Drive SE
Calgary, Alberta**

MLS # A2320525



\$699,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,949 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: Storage Shed

Welcome to this beautifully maintained 2-storey home in the sought-after community of New Brighton, S.E offering over 2,500 sq. ft. of developed living space, 4 bedrooms, 3.5 bathrooms, and a 1-bedroom illegal basement suite. Situated on a large rectangular lot, this home combines comfort, functionality, and versatility for growing families. The spacious foyer welcomes you into an open-concept main floor featuring a bright and inviting living room with a cozy gas fireplace and large windows that fill the space with natural light. The well-appointed kitchen boasts a central island, thick granite countertops, pantry, stainless steel appliances, and ample cabinet space. The adjacent dining area features large windows and patio doors leading to a wooden deck, making it perfect for family gatherings and entertaining. A convenient laundry room and 2-piece powder room complete the main level. Upstairs, the elegant staircase with wood railings and spindles leads to a stunning bonus room with soaring ceilings, creating an impressive and spacious family retreat. The upper level also features a generous primary bedroom with a walk-in closet and a 4-piece ensuite complete with a soaker tub and large window. Two additional good-sized bedrooms and a full main bathroom provide plenty of space for the whole family. The fully developed basement offers a self-contained 1-bedroom illegal suite with a spacious living area, full bathroom, functional kitchen, and a bedroom with an egress window—providing excellent flexibility for extended family living. The double attached garage includes a separate side access door. Outside, enjoy the fully fenced backyard featuring a wooden deck, green space, and a storage shed. Ideally located close to schools, parks, playgrounds, public transit, and all amenities. The nearby 130 Avenue shopping district offers convenient access to major

retailers including Walmart, Real Canadian Superstore, Safeway, Home Depot, RONA, Winners, HomeSense, major banks, GoodLife Fitness, and numerous restaurants. With quick access to Deerfoot Trail and Stoney Trail, commuting anywhere in the city is a breeze. Don't miss this incredible opportunity—book your private showing today.