



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

MLS # A2323433



\$642,500

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

Many upgrades and a south backyard in this well appointed home with over 2600 sq ft fully developed. A gorgeous upgraded kitchen with a huge granite island, hardwood floors throughout the top two floors, New furnace in 2022, Central air conditioning in 2015, roof shingles in 2017 and there are also solar panels included to help offset utility bills. With 3.5 bathrooms, a bonus room, a heated double attached garage, and a fully developed basement, there is plenty of room for everyone in the family. 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 is a chef's delight with generous cabinetry, a huge granite island with an abundance of drawers and room at the breakfast bar for a small crowd! (The 5 chairs are included). In addition, there is a large corner pantry as well. Appliances include double wall ovens, ceramic cooktop, power hoodfan, microwave, dishwasher and side x side fridge. The spacious dining room 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, south-facing backyard. Outside, you'll appreciate the sculptured aggregate patio and gazebo included in this great fully fenced south backyard — creating a private outdoor setting to enjoy throughout the summer months, along with your own apple tree! The main floor laundry room is next to the garage and features a newer stacked washer/dryer in a big mud room area next to the two piece powder room. Upstairs, the 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. Note hardwood floors throughout this level as well! 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. Perfectly situated within walking distance to schools, shopping, parks, playgrounds, and one block to the New Brighton Residents Association with a splash park and tennis courts, outdoor arena and a recreation hall. This is a awesome opportunity to own a thoughtfully upgraded family home in one of Calgary's most popular southeast communities.