



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

**MLS # A2323545**



**\$649,800**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,463 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn, Low Maintenance Landscape, No Back Lane, R		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** NA

\*\*\*OPEN HOUSE June 27 - 2PM to 4PM\*\*\*Welcome to one of Calgary's most family friendly communities! This gem of a home has been extensively renovated. A thoughtfully re-designed kitchen accented with all White/Rose Gold Cafe appliances, custom cabinetry with special storage for spices, knives, cutting boards and garbage disposal. Sleek modern light fixtures, undermounted ambient lights, pot lights, full quartz back splash, massive quartz island complete with eating bar and custom power & data port add to a wonderful experience during casual family life or entertaining friends - A perfect place to create lasting memories! The main floor offers functional spaces with the efficient open floor plan that include a powder room, laundry area and direct access to the double attached garage. Boasting practical features for modern living including rich vinyl plank flooring, new paint, carpet, baseboards, updated receptacles/switches, custom vents and window treatment throughout make this home special. Head to the upper level and enter your primary room, you'll notice the walk-in closet equipped with California Closet shelving. A large ensuite with separate shower & soaker tub has been left as a blank canvas for the new buyer's imagination. A generously sized 2nd and 3rd bedroom with an adjacent full bathroom adorned with tub/shower combination. The fully developed basement has been designed to easily accommodate a 4th bedroom. A flex space for studio or gym and additional entertainment play area complete with a 3 piece bath accented with ceramic tile, custom glass shower door and floating vanity complete the lower level. Step outside to your private fenced backyard, where you can enjoy hosting on the beautiful stamped concrete patio with full view of the expansive West facing retreat. Exposed concrete sidewalk on

all sides of this property provides a low maintenance and tidy living. Situated within "stone's throw" to schools, serene ponds, shopping and only a short distance to all major commuter routes. Enjoy access to the New Brighton Club House, featuring a splash park, skating rinks, baseball diamonds, tennis courts, playgrounds, sports facilities, community events, and extensive pathway networks. Do not miss this opportunity!