



GRASSROOTS
REALTY GROUP

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**4016 New Brighton Grove SE
Calgary, Alberta**

MLS # A2324880



\$565,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,515 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Stall		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Mixed, Other
Foundation:	Poured Concrete
Features:	Breakfast Bar, Granite Counters, Pantry, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: None

Welcome to a beautifully designed 1,515.4 sq. ft. home offering 3 spacious bedrooms, 2.5 bathrooms, and a bright open-concept layout that's perfect for modern family living. Step inside to discover stylish wide-plank flooring leading into a warm and inviting living room filled with natural light. The well-appointed kitchen features rich dark cabinetry, granite countertops, stainless steel appliances, a pantry, and a large flush eating bar—ideal for entertaining or casual family meals. Just off the dining area, you'll find a convenient built-in workspace, perfect for working from home, studying, or managing everyday tasks. Upstairs, the spacious primary suite comfortably accommodates a king-size bedroom set and includes a walk-in closet and a private 4-piece ensuite. Two additional generously sized bedrooms, a full bathroom, and a linen closet complete the upper level. The unfinished basement is ready for your personal touch and already includes a bathroom rough-in. Outside, enjoy a fully fenced backyard—perfect for children and pets—with plenty of space to build your dream double detached garage. Located in a family-friendly community close to parks, schools, shopping, and everyday amenities, this home offers exceptional value and comfort. Don't miss your opportunity to make this opportunity your new home.