



**36 New Brighton Link SE  
Calgary, Alberta**

**MLS # A2325294**



**\$659,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,845 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Dog Run Fenced In, Irregular Lot, Pie Shaped Lot, P		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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>	-
<b>Features:</b>	Built-in Features, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Shed, Play house + swing, hot tub, fire pit		

Welcome to a beautifully located 2 storey home on a quiet cul de sac within walking distance to the Community Centre, elementary school, shopping and restaurants. The home has undergone a number of recent upgrades like the roof (2019), Basement finished in 2023, new water tank (2022), & upgraded blinds and window coverings (2026). The main floor has an updated kitchen with recently stained cabinets (cream + taupe), quartz counter tops, island, and upgraded backsplash. Living room with a gas fireplace, powder room and mudroom complete the main level. Off the kitchen is a huge deck (380 sq ft) that can accommodate large gatherings. The large pie lot has a concrete pad for RV parking, a hot tub, a fire pit, a play structure and underground sprinkler system, plus a dog run on the far side. The backyard is a great for kids and very spacious. The upper level has a huge bonus room over the garage. Great for watching movies or can be a kids play area. The primary bedroom is spacious in size and has a walk in closet and 4 piece ensuite. There are 2 additional bedrooms along with a 4 piece bathroom. The basement was completed in 2023 and includes a large rec room, a guest bedroom. a 2 piece bathroom and a laundry room. a radon system and sump pump. The garage is sizable, dry walled and heated. A great family home in a wonderful community. With easy access to Stoney Trail. & Deerfoot this home is sure to go quickly!