



GRASSROOTS
REALTY GROUP

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1058 New Brighton Park SE
Calgary, Alberta

MLS # A2329055



\$575,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,428 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Interior Lot, Low Maintenance Landscape,		

Heating: Fireplace Insert, Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Deep freeze in basement, Wardrobe in basement bedroom, Lorex camera hardware

Welcome to this beautiful move-in-ready fully finished 4 bedroom, 4 bathroom home in the heart of New Brighton, just steps from the community's beloved Yellow Park. The truly spectacular front living room creates an unforgettable first impression! Flooded with natural light through an oversized picture window, this stunning space is enhanced by an elegant open-to-below design overlooking the beautifully finished lower level. Soaring ceilings, rich hardwood flooring, and dramatic sight lines create a bright, airy atmosphere with a level of openness rarely found in homes of this style. The heart of the home unfolds into a bright, open-concept living space designed for both everyday living and effortless entertaining. A beautifully appointed kitchen features granite countertops, stainless steel appliances, a stylish tile backsplash, and large centre island with ample seating with spacious dining area flowing seamlessly from the kitchen. The convenient back entry with closet space and private 2-piece bathroom complete this stunning level. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with a walk-in closet and private ensuite. Two additional bedrooms and a full bathroom provide plenty of space. The professionally developed basement extends the living space perfectly with a bright, comfortable spacious family room, a fourth bedroom and full bathroom offering while the dedicated laundry and utility room, along with a separate storage room, add exceptional everyday functionality. Step outside to your private, low-maintenance backyard, thoughtfully designed for both relaxing and entertaining. The expansive composite deck, complete with a natural gas line, provides the perfect space for outdoor enjoyment. Completing the property is an impressive 23.4' x 21.4' oversized detached garage featuring an epoxy-coated floor,

built-in storage, and ideal drive-through door to the back deck. Located in the sought-after community of New Brighton, enjoy access to the New Brighton Club, offering year-round amenities including a splash park, skating and hockey rinks, tennis and pickleball courts, playgrounds, and community events. Just minutes away, New Brighton Athletic Park features sports fields, a skate park, scenic pathways, and expansive green spaces. Families will appreciate the nearby schools, including New Brighton School (K–5), Dr. Martha Cohen School (Grades 5–9), and St. Marguerite School (K–6). Shopping, restaurants, South Health Campus, transit, and major roadways are all just minutes away. Beautifully maintained and truly move-in ready, this exceptional home offers the perfect blend of style, comfort, convenience, and community.