



GRASSROOTS
REALTY GROUP

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1258 New Brighton Drive SE
Calgary, Alberta

MLS # A2329416



\$629,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,728 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Square Shaped Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, See Remarks, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, See Remarks		

Inclusions: Home theatre system, Basement Murphy Bed, Min Fridge, Garage heater, TV Brackets,

Welcome to this beautifully upgraded Cedarglen-built home offering 1,728 sq. ft. above grade plus a fully developed basement. Featuring 3 bedrooms, 3.5 bathrooms, a heated double attached garage, and central air conditioning, this move-in-ready home combines comfort, style, and functionality. The bright open-concept main floor features a living room with a cozy gas fireplace, an inviting dining area, and an updated kitchen with quartz countertops, stainless steel appliances, a corner pantry. Upstairs, the spacious primary retreat offers a renovated walk-in closet and a luxurious 5-piece ensuite. Two additional generously sized bedrooms and a full bathroom provide plenty of space for family living. The fully developed basement is designed for both entertainment and flexibility, featuring a 5.1 surround sound home theatre system, built-in bar shelving, a Murphy bed, and a 3-piece bathroom, making it ideal for movie nights, a media room, guest space, home office, gym, or children's play area. Step outside to a fully landscaped and fenced backyard featuring a large entertainment deck, fresh sod and a privacy screen (2023), and upgraded side pathways. The heated double attached garage includes a smart garage door opener, built-in storage shelves for exceptional organization, and plenty of room for vehicles, tools, and seasonal storage. Recent upgrades include Nest smart thermostat (2018), water softener (2019), roof and siding (2020), central A/C (2020), hot water tank (2020), fully developed basement (2021), quartz countertops throughout (2021), luxury vinyl flooring (2022), Bosch dishwasher (2022), Kohler toilets (2022), landscaping improvements including fresh sod and privacy screen (2023), garage heater and smart garage door opener (2024), R60 attic insulation (2024), fresh interior paint (2026), renovated primary walk-in closet (2026), smart cooking range (2026), and

garage storage shelving(2026). Ideally located just a 3-minute walk to St. Marguerite School and New Brighton Central Park, this home also provides access to the New Brighton Club, featuring a splash park, skating rink, tennis and pickleball courts, playgrounds, and year-round recreation. Conveniently close to additional schools, South Trail Crossing, South Health Campus, restaurants, and major routes including Deerfoot Trail and Stoney Trail. Meticulously maintained and extensively upgraded, this exceptional home offers outstanding value in one of Calgary's most sought-after family communities. Book your private showing today!