



GRASSROOTS
REALTY GROUP

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1857 New Brighton Drive SE
Calgary, Alberta

MLS # A2332022



\$544,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,455 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Level, Low Maintenance		

Heating:	Central, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows

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

Inclusions: Heater in garage, fridge in basement, Nest Smoke/Co Detectors

Showcasing true pride of ownership, this beautifully maintained two-storey checks every box for stylish, functional family living. Perfectly positioned just steps from a park and within walking distance to the neighborhood schools, this immaculate home immediately impresses with its standout curb appeal and spacious front verandah. Step inside to a bright, open-concept main floor featuring nine-foot ceilings, durable flooring, and a generous placement of windows that bathes the entire space in natural light. The kitchen is designed for both everyday living and entertaining, offering extra-height wood cabinetry, a functional corner pantry, a centre island, and seamless sightlines into the living and dining areas. From the kitchen, a convenient side entry leads directly out to a private, south-facing backyard oasis. The current owners have thoughtfully elevated this outdoor space with a low-maintenance concrete patio and walkway—creating the ultimate sun-drenched setting for summer nights, BBQs, and entertaining. Upstairs, you will find three spacious bedrooms, including a generous primary suite complete with a walk-in closet and a private 4-piece ensuite featuring a relaxing soaker tub and stand-up shower. Downstairs, the lower-level features large windows and includes rough-in plumbing for a future bathroom, alongside a partially developed "hobby" room that could easily serve as a future fourth bedroom. Total peace of mind is ensured with a newer roof (impact-resistant, replaced within the last 5 years) and upgraded R50 attic insulation for maximum energy efficiency. Complete with an oversized, fully insulated, drywalled, and heated garage. Easy access to major roads, 130th Avenue shopping, and the private New Brighton Clubhouse, this exceptional home is truly the complete package. Be sure to check out the 3D Tour for a better look and book your private showing

today. It's a move you'll be glad you made.