



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4008 New Brighton Grove SE
Calgary, Alberta

MLS # A2333178



\$525,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,232 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, R		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Bookcases in the basement, TV Wall Mount		

Welcome to 4008 New Brighton Grove SE, a well-cared-for, fully developed home offering nearly 1,800 square feet of total living space. Lovingly maintained by its original owners, this move-in-ready property features a rare and versatile layout with four bedrooms and three and a half bathrooms, providing plenty of room for a growing family, guests or a home office. The basement was professionally completed by the original builder, creating comfortable and cohesive living space throughout the home. Outside, the large backyard offers plenty of room for children, pets, entertaining or simply relaxing. Important updates include a new roof and hot water tank, both completed in 2021. Located on a quiet cul-de-sac close to schools, parks and community amenities, this home offers an excellent combination of space, condition and value. The pride of ownership is evident throughout, making it an easy home to settle into and enjoy from day one. Homes offering four bedrooms, a fully developed basement and this much value in New Brighton are difficult to find, so do not miss your opportunity to see it.