



GRASSROOTS
REALTY GROUP

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**134 New Brighton Landing SE
Calgary, Alberta**

MLS # A2335865



\$415,000

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 and Half Storey		
Size:	1,288 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 245
LLD:	-
Zoning:	M-1
Utilities:	-

Inclusions: N/A

RARE OPPORTUNITY TO OWN A COMPLETELY REBUILT, NEVER-LIVED-IN 3 BEDROOM END UNIT IN ESTABLISHED NEW BRIGHTON! Professionally rebuilt from top to bottom with permits and inspections, this home offers something incredibly unique. The feel and finishes of a BRAND NEW HOME within an established community surrounded by parks, schools and amenities. Everything is new, including appliances, A/C, high-efficiency furnace, stacked washer/dryer, finishes and even the garage door! Bright, fresh and beautifully neutral, this end unit is filled with natural light from additional windows and features luxury vinyl plank flooring throughout- NO CARPET! A rare 3-bedroom layout includes a spacious primary retreat with walk-in closet and private ensuite featuring a large double shower, plus another full bathroom with tub and convenient upper laundry. The DOUBLE TANDEM GARAGE accommodates two vehicles or offers incredible flexibility for a home gym, workshop or additional storage. Tucked into a quiet, private corner away from the road, this is a truly unique opportunity to enjoy virtually everything NEW without giving up the charm and convenience of an established community. See member remarks.