



GRASSROOTS
REALTY GROUP

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139 New Brighton Close SE
Calgary, Alberta

MLS # A2343004



\$689,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,813 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Few Trees, Level, Low Maintenance Landscape, No Back Lane, No Neighbour		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to this beautifully maintained family home on a quiet close in the heart of New Brighton! Bright and inviting, this move-in ready property features 9' ceilings, updated flooring throughout, a sun-filled great room with a stunning granite fireplace wall, and a timeless kitchen with maple cabinetry, granite countertops, waterfall ends, granite backsplash, corner pantry, and upgraded stainless steel appliances. Upstairs offers a sunny south-facing bonus room, 3 spacious bedrooms, upper laundry, and a lovely primary retreat with walk-in closet, soaker tub, oversized shower, and granite counters in the ensuite. The fully finished basement adds valuable living space with a 4th bedroom, full bath, and a second washer/dryer set. Outside, enjoy the beautifully landscaped yard and garden, plus an amazing gazebo - perfect for relaxing or entertaining. Added highlights include A/C, central vac, water softener, garage mezzanine storage, and a wide south-facing driveway with room for up to 3 vehicles, meaning less snow removal in winter. Plenty of street parking too! Just 3 blocks from the New Brighton Recreation Centre and Athletic Park, and close to schools, shopping, and amenities, this is an exceptional opportunity in a fantastic family-friendly community!