

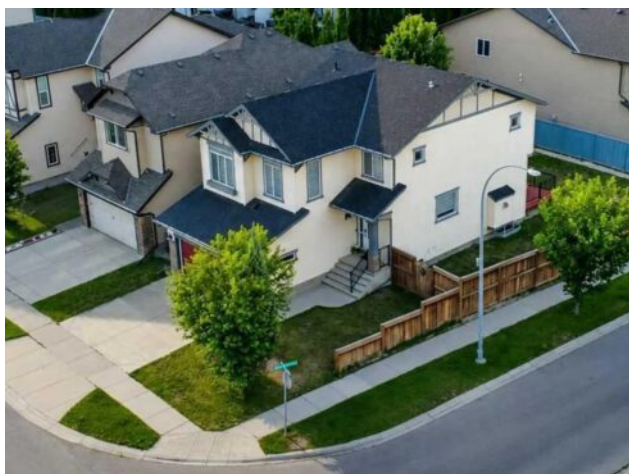


GRASSROOTS
REALTY GROUP

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799 New Brighton Drive SE
Calgary, Alberta

MLS # A2346109



\$670,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,298 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Lawn, Low Maintenance Landscape, Pri		

Heating: Central, Fireplace(s), Forced Air, Natural Gas

Floors: Hardwood, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Mixed, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Bidet, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Corner Lot + Main Floor Office + Huge Upstairs Family Room + Carpet-Free Home. Welcome to this SPACIOUS AND WELL-MAINTAINED TWO-STOREY HOME in the sought-after community of NEW BRIGHTON. Located on a DESIRABLE CORNER LOT, this home offers NEARLY 2,300 SQ. FT. of thoughtfully designed living space, 3 BEDROOMS, 2.5 BATHROOMS, a DOUBLE FRONT ATTACHED GARAGE, and a functional floor plan designed for modern family living. The main floor welcomes you with a DEDICATED OFFICE, followed by a bright, OPEN-CONCEPT living room, dining area, and kitchen, creating an inviting space for everyday living and entertaining. The well-appointed kitchen features STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS AND ISLAND, a WALK-THROUGH PANTRY, convenient servery, and mudroom. A two-piece bathroom completes the main level. Large windows fill the home with an abundance of natural light, complemented by NEW ZEBRA-STYLE BLINDS and CENTRAL AIR CONDITIONING for added comfort. A combination of HARDWOOD AND LUXURY VINYL PLANK FLOORING adds both style and durability throughout the home. The office, living room, and ENTIRE UPPER LEVEL have all been upgraded from carpet to LUXURY VINYL PLANK FLOORING. Upstairs, you'll love the SPACIOUS FAMILY ROOM, perfect as a second living area, media room, or children's play space. Double French doors open to the PRIMARY BEDROOM featuring a SPA-INSPIRED ENSUITE and WALK-IN CLOSET. Two additional generously sized bedrooms, a full bathroom, and a convenient UPPER-LEVEL LAUNDRY ROOM with built-in storage shelving complete the upper level. SMART LIGHT SWITCHES in all bedrooms add everyday convenience. The huge

unfinished basement offers excellent potential for future development and can be customized to suit your family's needs. The home also includes a central vacuum system for added convenience. Step outside to enjoy the FULLY FENCED BACKYARD featuring a DECK, BBQ GAS LINE, and underground sprinkler system, perfect for relaxing or entertaining. The desirable corner lot offers additional parking beside the home, while the community mailbox is conveniently located just steps away. Located within WALKING DISTANCE TO SCHOOLS, PARKS, PLAYGROUNDS, AND PATHWAYS, this home also offers convenient access to shopping, restaurants, and everyday amenities along 130th Avenue. Commuting is effortless with QUICK ACCESS TO DEERFOOT TRAIL AND STONEY TRAIL, while SOUTH HEALTH CAMPUS is only a short drive away. Residents also enjoy YEAR-ROUND ACCESS TO THE NEW BRIGHTON CLUB, featuring a splash park, skating and hockey rinks, tennis and pickleball courts, a playground, and a variety of community programs and events. Don't miss this exceptional opportunity to own a spacious, beautifully updated family home in one of southeast Calgary's most desirable communities.