



GRASSROOTS
REALTY GROUP

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1046 New Brighton Park SE
Calgary, Alberta

MLS # A2347992

\$529,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,434 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Rear Drive		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: none

OPEN HOUSE SATURDAY, OCT 17 FROM 2-4PM****Location, location, location! Ideally situated on a beautiful tree-lined street and just two houses from a park, this well-maintained two-story home offers an excellent combination of location, space, and value. Enjoy convenient access to all the amenities of 130th Avenue, including Canadian Tire, Walmart, Safeway, Winners, restaurants, shopping and everyday conveniences. South Health Campus, public transportation, parks and schools are all just minutes away. Step inside to a bright and inviting main level featuring hardwood flooring, 9-foot ceilings and an open-concept. The spacious living room features an impressive open-to-below design and a large east-facing window that fills the space with natural light. The kitchen offers plenty of cabinetry and counter space, granite countertops and a large working island with an eating bar. Adjacent to the kitchen is a generous dining area with plenty of room for a good-sized table and west-facing windows overlooking the backyard. A convenient half bath and back landing with direct access to the yard complete the main level. Upstairs, you will find three spacious bedrooms, including a generous master bedroom with a walk-in closet and private four-piece ensuite. Two additional bedrooms offer plenty of closet space and share another four-piece bathroom. The developed basement provides even more living space with a comfortable recreation room and laundry facilities. Step outside to the large, fenced and landscaped west-facing backyard. There is plenty of room to park two vehicles, along with excellent potential to build a future double garage. The storage shed is movable. With its tree-lined street, close proximity to parks and schools, and a park just two houses away, this home offers tremendous value in a highly convenient location. An excellent opportunity for first-time

buyers, families or investors. A must to see!