



GRASSROOTS
REALTY GROUP

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300 New Brighton Landing SE
Calgary, Alberta

MLS # A2347994

\$569,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,545 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Cedar, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: BBQ

Welcome to this fully finished, 4-bedroom two-storey home perfectly situated on a quiet street in the highly desirable community of New Brighton. Steps from parks, playgrounds, schools, and nearby shopping, this residence seamlessly combines comfort and convenience—complete with central air conditioning for warm summer days. The bright, open-concept main floor features large windows, a spacious living room, a convenient 2-piece bath, and a functional kitchen equipped with a central island, stainless steel appliances, ample storage, and a bright dining area. An eye-catching curved staircase leads to the upper level, where you’ll find a dedicated laundry room, two generous spare bedrooms, a 4-piece bath, and a serene primary suite featuring a walk-in closet and 4-piece ensuite. The fully developed lower level expands your living space with a large family room, a 4th bedroom, and an additional 3-piece bathroom. Step outside to a low maintenance backyard complete with a sunny deck, built-in gas line for summer BBQs, and a paved pathway leading to the oversized, fully finished double detached garage.