



GRASSROOTS
REALTY GROUP

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1833 New Brighton Drive SE
Calgary, Alberta

MLS # A2348266

\$519,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,470 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Central, Fireplace Insert, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry		
Inclusions:	Solar panels		

SOLAR PANELS!!! This home is equipped with solar panels, which are fully paid for! This means lower utilities bills for you!! Welcome to this tastefully updated 1,470 sq.ft. home in New Brighton! The upper level offers 3 bedrooms and 2 full bathrooms, including a spacious primary bedroom with a 4-piece ensuite. On the main level, you'll find a good-sized great room with a fireplace, perfect for cozy evenings, a generous dining nook with plenty of space for family and friends, a nicely refreshed kitchen, and a convenient 2-piece bathroom. The fully developed basement adds even more living space with a comfortable family room, an additional bedroom, and a full bathroom. Large windows throughout the home allow for an abundance of natural light, creating a bright and welcoming atmosphere. Outside, enjoy your morning coffee or watch the neighbourhood from the front patio, or relax and entertain in the private backyard complete with a fire pit.