



GRASSROOTS
REALTY GROUP

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151 New Brighton Mews SE
Calgary, Alberta

MLS # A2349324



\$625,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,960 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: shed, cantilever umbrella

Discover a refined lifestyle within this beautifully warm and well presented two-story detached home, situated within the desirable SE Calgary community of New Brighton. With nearly 1960 square feet of living space, this home offers ample room for comfort and entertaining, complemented by a double attached garage providing secure parking for two vehicles plus a longer driveway for extra parking. Inside, hardwood floors flow seamlessly throughout the main level, accented by ceramic tile in key areas, while carpeting adds warmth to the living room, bedrooms and bonus room . A central vacuum system simplifies housekeeping, and laundry convenience is ensured with main level access. A gas fireplace warms the living room, creating an inviting ambiance, while the kitchen provides ample space for culinary creations and gatherings, complete with central air conditioning for year-round comfort. This has the ultimate layout upstairs as the massive vaulted bonus room is separated by split staircase to the three generously sized bedrooms, including a luxurious master suite featuring a vaulted ensuite 4 pc bathroom with soaker tub and a spacious walk in closet. While the basement remains unfinished, its potential for future expansion or recreational enjoyment is undeniable. You can tell just by viewing this immaculate home that it is excellently maintained and here are some of the updates: Hot water tank (2026), Washer/Dryer (2026), Dishwasher (2025), Fridge and stove (2018), Furnace (2017), Roof (2019), and of course general upkeep and maintenance throughout the course of living here. Outside, enjoy your private backyard, enhanced by underground sprinklers for effortless landscaping maintenance, or relax upon the deck in your West backyard. Location is key as this home is in a quiet cul de sac and walking distance to the clubhouse, schools and

amenities on High Street! New Brighton offers an exceptional community experience, featuring amenities such as a clubhouse, playgrounds, ice rinks, pond, sport courts, walking/bike paths, and convenient access to nearby schools, shopping, parks, and recreational opportunities—all within this fabulous family community!