



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

768 New Brighton Drive SE
Calgary, Alberta

MLS # A2349401



\$615,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,701 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry		

Inclusions: N/A

Beautifully finished and thoughtfully designed, this spacious New Brighton home offers the perfect combination of comfort, style, and functionality. The main floor features an open layout filled with natural light, with large windows, granite countertops, quality appliances, central air conditioning, and a gas fireplace adding to the home's appeal. A large kitchen island with breakfast seating connects seamlessly to the dining and living areas, creating an ideal space for entertaining or family time. Upstairs, a spacious bonus room provides a versatile second living area that works perfectly as a media room, kids' space, or home office. Three well-sized bedrooms complete the upper level, including a generous primary bedroom with plenty of closet space and a private four-piece ensuite. The landscaped backyard offers another great space to enjoy, with a deck for outdoor dining and a garden area with plenty of room to relax or entertain during the warmer months. Set in the popular community of New Brighton, this home is conveniently located near schools, parks, walking paths, shopping, restaurants, and the New Brighton Club, giving you easy access to everything this vibrant community has to offer.