

## 95 New Brighton Landing SE Calgary, Alberta

**MLS # A2256113**



**\$549,900**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | New Brighton                    |               |                   |
| <b>Type:</b>     | Residential/House               |               |                   |
| <b>Style:</b>    | Bungalow                        |               |                   |
| <b>Size:</b>     | 1,039 sq.ft.                    | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 4                               | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached          |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees |               |                   |

|                    |                                                                                                                         |                   |     |
|--------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                 | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                          | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s) |                   |     |

**Inclusions:** N/A

This little gem nicely and quietly tucked away in the lovely community of New Brighton will have you falling in love with the idea of Bungalow living all over again. With FOUR BEDROOMS and THREE BATHROOMS, there is ample room for all to enjoy. Whether you are a young growing family, ready to right size into one level living or considering the possibility of being an entrepreneur with a fantastic investment opportunity, this home will fit the bill. Clean and well taken care of, you will immediately be welcomed into almost 2000sqft of developed living space that is warm and cozy while being bright and beautiful. Stepping up to the main living area you will notice right away the gorgeous vaulted ceiling offering a 10ft peak opening up the space to include a great kitchen boasting GRANITE COUNTERTOPS, extended island creating a nice raised eating bar, classic subway tile back splash, sleek stainless steel appliances, corner pantry and a beautiful sunlit skylight that invites an abundance of natural daylight into the home. You will discover TWO BEDROOMS on the main floor with the Primary Bedroom boasting your very own en suite, while the secondary bedroom would be an ideal office or nursey. All of this that opens up to your spacious living room with the continued vaulted ceiling that carry's your sightline over, through over sized windows, into the back yard framed in by mature trees giving you a sense of being in an A-frame cabin. The FULLY FINISHED lower level offers so much additional living space with a huge family room with a corner gas feature fireplace with tile surround and wooden mantle. You will discover TWO MORE BEDROOMS (ONE WITH A WALK-IN CLOSET), A STYLISH FULL BATH and an additional living room area that could be used for a variety of uses; an office area, play space or media room. Stepping out to the

back yard you will see a great little deck for your BBQ and then a great stone patio with room for multiple areas of entertaining. Fully fenced on a long yard with a stone pathway out to your OVER SIZED DOUBLE DETACHED GARAGE WITH A PLETHURA OF SOLAR PANELS!! Help reduce utility bills with these already installed SOLAR PANELS!! This home is just steps to the green space, walking trails and within walking distance to High Street in McKenzie Town and just a short drive to all the amenities on 130th, Mahogany and Auburn Bay. Quick access to Stony Trail and Deerfoot and a short distance to the South Health Campus, numerous restaurants and movie theatre. Discover this great home today!