

**78 New Brighton Manor SE**  
**Calgary, Alberta**

**MLS # A2258105**



**\$799,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,759 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Gazebo		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry		

**Inclusions:** none

Discover this impeccably cared-for detached residence nestled in the desirable neighbourhood of New Brighton. Offering plenty of space and flexibility, this home features 4 bedrooms and 3.5 bathrooms, making it ideal for families of all sizes or those needing room for guests or extended family. As you enter, you'll be greeted by a welcoming main floor that showcases rich hardwood flooring, a carpeted front flex room perfect for a study or home office, and a handy guest bathroom. The kitchen is both stylish and practical, outfitted with stainless steel appliances and seamlessly connected to the open-concept living area, where a fireplace creates a cozy atmosphere for unwinding or hosting friends. Upstairs, you'll find three well-sized bedrooms, including a tranquil primary suite with a walk-in closet and a spa-inspired ensuite bathroom. A second full bathroom provides comfort and convenience for the remaining bedrooms. The fully finished basement expands your living space, featuring a large rec room with a custom-built entertainment center, included AV setup, and integrated speaker wiring — a dream setup for movie lovers or game nights. You'll also find a fourth bedroom, another full bathroom, and a laundry room equipped with a brand-new washer and dryer. Other updates and upgrades include a central vacuum system and a recently replaced hot water tank. Step outside to a private, landscaped backyard complete with a spacious deck, stone patio, pergola, and a storage shed — a perfect space to enjoy Calgary's beautiful summers. This home truly offers a blend of comfort, style, and practicality — all in a welcoming, family-oriented community. An excellent opportunity you won't want to miss!

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of Keller Williams BOLD Realty. Information is believed to be reliable but not guaranteed.