

**120 New Brighton Lane SE**  
**Calgary, Alberta**

**MLS # A2270366**



**\$619,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,800 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Discover the perfect blend of style, comfort, and family-friendly living in this beautifully maintained New Brighton home. The open-concept main floor is anchored by a striking, centrally located fireplace that creates a warm and inviting atmosphere. Sunlight pours through the large windows, while the dining nook offers seamless access to the expansive rear deck and private backyard—an ideal setup for everyday living and effortless entertaining. A convenient powder room and laundry area are thoughtfully located off the attached garage entry. Upstairs, you’ll find a spacious bonus room perfect for family movie nights or a home office. The primary suite features a generous walk-in closet and a relaxing 4-piece ensuite complete with a luxurious soaker tub and walk-in shower. Two additional bedrooms share their own well-appointed 4-piece bathroom. Located on a quiet street just steps from a neighbourhood park and minutes to transit, shopping, restaurants, and the New Brighton Club—this is the ideal family home you’ve been waiting for.