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GRASSROOTS
REALTY GROUP

587-899-3773
justin@realtyaces.ca

106 new Brighton Circle SE
Calgary, Alberta

MLS # A2280058

$655,000

Division:	New Brighton			
Type:	Residential/House			
Style:	2 Storey			
Size:	1,906 sq.ft.	**Age:**	2008 (18 yrs old)	
Beds:	4	**Baths:**	3 full / 1 half	
Garage:	Double Garage Attached			
Lot Size:	0.09 Acre			
Lot Feat:	Back Yard, Cleared, Landscaped, No Neighbours Behind, Rectangular Lot, St			

Heating:	Forced Air	**Water:**	-	
Floors:	Ceramic Tile, Hardwood, Laminate, Vinyl Plank	**Sewer:**	-	
Roof:	Asphalt Shingle	**Condo Fee:**	-	
Basement:	Full	**LLD:**	-	
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	R-1N	
Foundation:	Poured Concrete	**Utilities:**	-	
Features:	Granite Counters, Kitchen Island, No Animal Home, Vinyl Windows			

Inclusions:	none

This is 4 bedrooms house is Cardel built home in the wonderful community of New Brighton! This 1906 sq. ft. house was recently renovated with Central Air conditioner ,.Upper lever you will find 3 great size bedrooms plus very good size bonus room with Gas fire place for those chilly winter days . This home comes with a list of extensive upgrades: Gleaming Maple hardwood flooring on the main level, soaring 9ft ceiling on both main & basement . The kitchen has dark maple cabinet, granite counter top & back splash, upgraded package of appliances in the kitchen & much more. Large breakfast nook w/ sliding patio doors lead to beautiful professionally landscaped backyard made with brick and garden space for some one who want to do gardening for the beautiful summer time , there are some bushy trees and few trees there too .Upper level includes big bonus room w/ another gas fireplace, 2 bedrooms, 1 full bath and a spacious master bedroom with 5pcs Ensuite (jetted tub, his & her sink, separate shower). Basement is fully developed w/ big additional bedroom,1 full bath & family room with new vinyl plank flooring . Double attached garage finished w/ dry wall & insulation to complete the package. New elementary school is being built! View it today! This house is just 5 min walk to school and close to every thing that you need in life.