

**366, 130 New Brighton Way SE  
Calgary, Alberta**

**MLS # A2303395**



**\$459,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,433 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Guest, I		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 392
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Garage heater

**PUBLIC OPEN HOUSE THIS SATURDAY the 9th of May 2-4p.m. \*\*PRICE REDUCED TO SELL IT NOW! \*\*\*Move in with a peace of mind to this Prelisting Professionally Inspected (report in supplements and also available upon request), TWO Master Suites, END unit boasting over 1800 sq ft of a developed space. The oversized master bedrooms serve as a true retreat, featuring a large en-suite bathrooms and walk-in closets designed for relaxation, privacy a lot of storage. The additional, third bedroom is generously sized, making this home both functional and flexible for a variety of lifestyles. This inviting residence is perfectly suited for those seeking both comfort and style, with spacious interiors and modern finishes throughout. Step inside and be greeted by a spacious and open floor plan that immediately feels like home. The seamless integration of the living, dining, and kitchen areas maximizes the space, creating a versatile environment that's perfect for both relaxation and entertaining. The living room boasts a custom deluxe feature wall that includes an electric fireplace, built in wall unit with doors and a T.V. nook. The heart of the home, the kitchen, features recent updates that elevate its style and functionality. The kitchen is a culinary dream with endless countertops, a kitchen island, and a breakfast bar, ideal for casual meals or entertaining friends. Stainless-steel appliances and granite countertops add a touch of modernity, while ample storage and prep space ensure cooking is a delight. Natural light fills the interiors, creating a warm and welcoming environment throughout the home. Attention to detail is evident in every corner, from the open layouts to the carefully chosen finishes. Whether enjoying a quiet morning coffee or an evening under the stars, the private balcony makes your outdoor relaxation a daily luxury. The large, insulated and heated**

garage provides abundant space not only for vehicles but also for storage and hobbies. Designed with convenience in mind, it ensures all the practical aspects of daily living are met with ease. All of that located within close proximity to public transportation, grocery stores, restaurants, coffee shops, walking and biking paths. Move-in ready and designed with both comfort and elegance in mind, it is a property that will appeal to discerning buyers who value quality and charm. Schedule your visit today to experience the possibilities firsthand.