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799 New Brighton Drive SE
Calgary, Alberta

MLS # A2352386

$620,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,298 sq.ft.	**Age:**	2011 (15 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Lawn, Low Maintenance Landscape, Pri		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	**Zoning:**	R-1N
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this WELL-MAINTAINED SPACIOUS TWO-STOREY HOME in the sought-after community of NEW BRIGHTON. Located on a DESIRABLE CORNER LOT, this home offers NEARLY 2,300 sq.ft. of thoughtfully designed living space, 3 BEDROOMS, 2.5 BATHROOMS, a DOUBLE FRONT ATTACHED GARAGE, and a functional floor plan for modern family living. The main floor welcomes you with a FLEX ROOM/OFFICE, followed by a bright, OPEN-CONCEPT living room, dining area, and kitchen, creating an inviting space for everyday living and entertaining. The well-appointed kitchen features STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, a CENTRE ISLAND, a WALK-THROUGH PANTRY, and a convenient servery. A mudroom and two-piece bathroom complete the main level. Large windows fill the home with natural light, complemented by NEW ZEBRA-STYLE BLINDS and CENTRAL AIR CONDITIONING for added comfort. A combination of HARDWOOD AND LUXURY VINYL PLANK FLOORING adds style and durability throughout the home. The carpet in the office, living room, and ENTIRE UPPER LEVEL has been replaced with LUXURY VINYL PLANK FLOORING. Upstairs, you’ll love the SPACIOUS BONUS ROOM, perfect as a second living area, media room, or children’s play space. Double French doors open to the PRIMARY BEDROOM, featuring a SPA-INSPIRED ENSUITE and WALK-IN CLOSET. Two additional generously sized bedrooms, a full bathroom, and a convenient UPPER-LEVEL LAUNDRY ROOM with built-in storage shelving complete the upper level. SMART LIGHT SWITCHES in all bedrooms add everyday convenience. The large unfinished basement offers excellent potential for future development and can be customized to suit your family’s needs. The

home also includes a CENTRAL VACUUM SYSTEM. Step outside to enjoy the FULLY FENCED BACKYARD featuring a DECK, BBQ GAS LINE, and UNDERGROUND SPRINKLER SYSTEM, perfect for relaxing or entertaining. The corner lot offers additional street parking beside the home, while the community mailbox is conveniently located just steps away. Located within WALKING DISTANCE OF SCHOOLS, PARKS, PLAYGROUNDS, AND PATHWAYS, this home also offers convenient access to shopping, restaurants, and everyday amenities along 130th Avenue. Enjoy QUICK ACCESS TO DEERFOOT TRAIL AND STONEY TRAIL, with SOUTH HEALTH CAMPUS only a short drive away. Residents also enjoy YEAR-ROUND ACCESS TO THE NEW BRIGHTON CLUB, featuring a splash park, skating and hockey rinks, tennis and pickleball courts, a playground, and a variety of community programs and events. Don’t miss this opportunity to own a spacious, beautifully updated family home in one of southeast Calgary’s most desirable communities.

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