

**238 New Brighton Circle SE**  
**Calgary, Alberta**

**MLS # A2352727**

## \$670,000

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | New Brighton                                                             |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 1,771 sq.ft.                                                             | <b>Age:</b>   | 2001 (25 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, Close to Clubhouse, Landscaped, Level, Underground Sprinklers |               |                   |

|                    |                                                                                                |                   |      |
|--------------------|------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Linoleum                                                       | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                                                | <b>Zoning:</b>    | R-1N |
| <b>Foundation:</b> | Poured Concrete                                                                                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s) |                   |      |

**Inclusions:** Basement Refrigerator, Desk in Basement, Play Structure

OPEN HOUSE Sunday, October 25th from 12-2pm. YOUR FAMILY'S NEXT CHAPTER STARTS HERE &mdash; JUST A SHORT WALK TO NEW BRIGHTON SCHOOL! Imagine a home where mornings are easier, family time comes naturally, and the kids have room to grow and play. Welcome to this fully finished 2-storey home in family-friendly New Brighton, ideally located just a short walk from New Brighton School, which you can see from the home! Fresh interior paint gives the home a refreshed feel, while the spacious layout offers 4 bedrooms, 4 bathrooms and a double attached garage offering plenty of room for a growing family, guests and working from home. The main floor feels open and spacious, beginning with a versatile front flex room perfect for a dining room, home office, or den. Main-floor laundry and a convenient half bath add everyday practicality. At the heart of the home, the open-concept kitchen features a large island and newer appliances, including a gas stove. It flows seamlessly into the eating area and inviting living room, where soaring two-story vaulted ceilings, large windows and a gas fireplace create a wonderful setting for family gatherings and relaxing evenings. Upstairs, you will find three bedrooms and a full bathroom. The spacious primary suite offers a private retreat with its own ensuite featuring a jetted soaker tub and separate shower. The fully finished lower level adds even more living space with a large family room for movie nights, games, or a teen hangout, plus a fourth bedroom, full bathroom, and storage area. Enjoy year-round comfort with central air conditioning. Outside, the fully landscaped and fenced yard features a large deck for summer barbecues and outdoor entertaining, plus a custom playhouse/play structure ready for the kids's backyard adventures. Love where you live! New Brighton offers a welcoming

community atmosphere, with the New Brighton Club providing recreational amenities including a splash park, skating rink, tennis and pickleball courts, basketball courts, playgrounds, and community programs. Nearby parks, schools, and shopping add to the appeal of this southeast Calgary location. Four bedrooms, four bathrooms, flexible living space, and a fantastic family-friendly location. See how this New Brighton home could be the perfect fit for your family!