

**1580 New Brighton Drive SE
Calgary, Alberta**

MLS # A2353655

\$640,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,909 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, Front Yard, Landscaped, Lawn, Level, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	PERGOLA ON DECK		

Welcome to this spacious, family-friendly home in sought-after New Brighton. Offering approximately 1,900 sq. ft. of living space plus a fully developed basement, this property features four bedrooms, four bathrooms, an attached double garage, and parking for two additional vehicles on the driveway. The main level showcases an updated paint palette, a den, a laundry/mudroom, and a walk-through pantry leading to the kitchen. The kitchen is finished with modern tones, stainless-steel appliances, quartz countertops, and a waterfall-edge island. Adjacent to the dining area, patio doors open to a private, low-maintenance backyard complete with a composite deck and pergola, an exposed-aggregate patio ideal for barbecuing, full fencing, and attractive artificial turf. A roomy living room with a large gas fireplace completes the main floor. Upstairs, you'll find a generous bonus room, two well-sized secondary bedrooms, a four-piece main bathroom, and a spacious primary suite with a walk-in closet and an ensuite featuring a soaker tub, separate shower, and quartz countertops. The fully developed lower level adds a large family/recreation room with a kitchenette nook, a fourth bedroom, another full bathroom—ideal for guests—and a mechanical/storage room. Located close to two schools, the New Brighton Community Association and it is a quick drive to major shopping, and convenient access to Deerfoot Trail and Stoney Trail, this is a wonderful place to call home.