

1069 New Brighton Grove SE
Calgary, Alberta

MLS # A2220381



\$614,900

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| Division: | New Brighton | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,440 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Cul-De-Sac, Front Yard, Rectangular Lot, Street Lighting, Zero Lo | | |

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| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows | | |

Inclusions: N/A

Welcome to your new home in the heart of New Brighton, a family favourite community filled with parks, playgrounds, schools, shopping, and a residents-only clubhouse complete with an abundance of programs, splash park, tennis courts and beach volleyball pits! Tucked away on a quiet cul-de-sac, this thoughtfully designed four bedroom, 3 $\frac{1}{2}$ bath Reverse Walkout offers a fantastic floorplan with more than 2100 sq ft of fully finished living space - perfect for growing families, multi-generational living, or those looking for flexible rental potential. This unique floorplan begins on the walkout level - a standout feature offering an extension of the main living space of this home! With a large living room, rear bedroom, full 4-piece bathroom, and even a thoughtfully placed secondary laundry hookup, this space is fully adaptable to your lifestyle. Waltz up the stairs to the main living area, featuring a chef-inspired kitchen with full-height maple cabinetry, granite countertops with centre island, and professional series stainless steel appliances. Host a crowd, or just your smiling family as you enjoy a meal in the central dining room. Completing this bright and airy level is a cozy family room perfect for the whole family, and a convenient 2 pce powder room. Relax and unwind after a long day in the generous primary suite, complete with its own 4 pce ensuite and walk in closet. Two additional bedrooms, a full bathroom, and laundry on the upper level add everyday convenience to this home. Enjoy the heat and sun from the privacy of the fully fenced South facing backyard, just waiting for your final touches to make it your own! Detached double garage keeps your vehicles secure and allows storage for all your extra things, from bikes & recreational gear, to tools and lawn mower… there is room for it all! This home checks all the boxes for functionality, location, and value.

Don't miss your chance to view this home and make it your own. Call your favourite realtor today and book a private viewing before its too late!