

## 312 New Brighton Landing SE Calgary, Alberta

MLS # A2250374



# \$549,000

|                  |                                            |               |                   |
|------------------|--------------------------------------------|---------------|-------------------|
| <b>Division:</b> | New Brighton                               |               |                   |
| <b>Type:</b>     | Residential/House                          |               |                   |
| <b>Style:</b>    | 4 Level Split                              |               |                   |
| <b>Size:</b>     | 1,026 sq.ft.                               | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 3                                          | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached                     |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Front Yard |               |                   |

|                    |                                       |                   |     |
|--------------------|---------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                        | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame, Wood Siding | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -   |
| <b>Features:</b>   | High Ceilings, No Smoking Home        |                   |     |

**Inclusions:** N/A

Welcome to 312 New Brighton Landing SE! This GORGEOUS home is nestled into the desirable community of New Brighton! Almost 2000 square feet of LIVING SPACE!! Close to the many shopping, dining, and grocery options that 130th has to offer. Become a part of the much desired New Brighton Residents Association! This amazing facility features tons of community events, sports facilities, a waterpark, and MORE!&nbsp; This SPACIOUS 4-Level Split boasts charming curb appeal with a modest front yard! A generous entryway welcomes you into 312 New Brighton Landing, with a Den/Office/bedroom and full bath on this level for extra convenience! Perfect for those who work from home! The large open-concept living room, dining room, kitchen, is bathed in natural light and is the perfect place to entertain family & friends!&nbsp; Kitchen features a hidden pantry and TONS of cabinet space!&nbsp; Primary bedroom is up a half level, with full ensuite bathroom and wall-to-wall double closets!&nbsp; Down a half level is a tranquil bonus room ready for your creative touch! Make it a reading room, yoga retreat, TV room, or play room!&nbsp; Basement features additional bedroom and another full bathroom! PLUS large rec room/man cave! Double garage can more than accommodate a large truck and then some!&nbsp;You must see this house in person!!