

**23 New Brighton Close SE**  
**Calgary, Alberta**

**MLS # A2175833**



**\$710,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | New Brighton                     |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | 2 Storey                         |               |                   |
| <b>Size:</b>     | 1,804 sq.ft.                     | <b>Age:</b>   | 2007 (17 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Yard, Lawn                  |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Partial, Partially Finished  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows |                   |     |

**Inclusions:** SHED

**REMODELLED MODERN FARMHOUSE | SOUTH BACKYARD** Welcome to 23 New Brighton Close—a stunning family retreat nestled in the highly sought-after community of New Brighton. This south backing lot gem captivates from the very first glance, showcasing beautiful curb appeal with its contemporary design and inviting exterior. Designed with family living and entertaining in mind, this “like-new” 2-storey home features an open-concept layout that balances elegance and comfort. Step inside to discover a bright, airy main floor adorned with modern flooring throughout. The chef-inspired kitchen is a showstopper, featuring premium cabinetry, stainless steel appliances, a gas stove, and a convenient eat-up bar for casual meals or gatherings. Storage is never an issue here, thanks to the large pantry and ample cabinetry. Flowing seamlessly from the kitchen is the spacious dining area and a sunlit living room with a full wall of windows overlooking the private backyard—an entertainer’s dream! This area also boasts a cozy gas fireplace and direct access to the south-facing backyard. Upstairs, you’ll find three generously-sized bedrooms, each offering plenty of natural light and closet space. The primary suite is an elegant escape, featuring a spacious and luxurious 4-piece ensuite. Additional conveniences include upstairs laundry and a 3-piece bathroom for family or guests. The basement is an open canvas ready for your personal touch, offering an opportunity to create an additional living space, home gym, or recreation room that fits your lifestyle. Located in the vibrant community of New Brighton, this home combines the peace of suburban life with easy access to everything you need. Nearby shopping, dining, and excellent schools make this a perfect neighborhood for families. This home truly has it

all&mdash;beautifully appointed, immaculately maintained, and perfectly situated in a family-friendly neighborhood. Don&rsquo;t miss your chance to make this exceptional home your own!