

**3069 New Brighton Gardens SE
Calgary, Alberta**

MLS # A2176207



\$437,500

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,219 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 283
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Garage Controls, Shelves in Living room

Welcome to Mosaic in New Brighton, where tranquility meets convenience! Step into your dream home, a beautifully maintained townhouse and recently painted, boasting modern charm and functionality. Upon entry, you are greeted by sleek laminate flooring and an open concept layout. The main floor offers a convenient 2-piece bathroom, and a generous size living room that flows seamlessly into a modern kitchen with center island, white cabinetry, stainless steel appliances, pantry, and large dining room. Extend your entertaining space to your outdoor patio, overlooking green space, where you can host barbeques or enjoy morning coffee. Head upstairs to discover a quaint office/reading space, along with dual primary bedrooms, each featuring an en-suite bathroom and walk-in closet. The lower level provides additional storage, laundry, and access to your attached double garage. New Brighton has a variety of amenities including a kids splash park, tennis courts, and community center. Located within walking distance to schools, shopping, public transit, parks, and pathways, with quick access to Stoney and Deerfoot Trails, it's the perfect place to call home!