

691 New Brighton Drive SE
Calgary, Alberta

MLS # A2201970



\$630,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,558 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Faces Rear, Heated Garage, Paved, Rear Drive, Triple Garage Detach		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Low Ma		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cedar, Cement Fiber Board, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	Garage Heater, irrigation		

This beautifully appointed 2-storey family home nestled in the heart of New Brighton. Thoughtfully designed, this home features luxury vinyl plank flooring throughout the main level, creating a seamless and durable footprint that's perfect for family life. Step into the refined living room, where large windows fill the space with natural light, and wainscoting and custom built-in cabinetry with bookshelves elegantly frame the tiled gas fireplace—a true focal point for cozy evenings spent at home. The open-concept dining area, accented with shiplap, flows effortlessly into the kitchen, where you'll find stainless steel appliances, a corner pantry, breakfast bar, and modern lighting fixtures, all overlooking the backyard. A main floor laundry room with built-in cabinetry and a convenient 2-piece powder room complete the main level. Upstairs, which has been refreshed with brand new carpet, you will discover three spacious bedrooms, including a primary retreat featuring a panelled feature wall, walk-in closet, and a private ensuite with a soaking tub and corner shower—a perfect sanctuary at the end of a busy day. The additional bedrooms are generously sized, with plenty of closet space and share the full bath. The expansive, unfinished basement offers endless potential, whether you envision a recreation area, home gym, additional bedrooms, or all of the above—it's ready for your personal touch and creative design. Outside, enjoy a sizeable backyard featuring a low-maintenance artificial turf area, perfect for play or practice—putting green, anyone? The triple garage provides ample room for multiple vehicles and a dedicated space for hobbies or storage. New Brighton is a vibrant, family-friendly community offering an array of amenities for residents to enjoy. At the heart of the neighbourhood is the New Brighton Club, a private recreation facility featuring a

splash park, hockey rink, tennis and basketball courts, and community rooms that host a variety of programs and events throughout the year. There is a ball diamond, pond, walking paths and a playground just down the street! Whether you're looking to stay active, or take part in family activities, there's something for everyone.