

304 New Brighton Place SE
Calgary, Alberta

MLS # A2208139



\$629,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,667 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Pie Shaped Lot, Street Lighting, Undergro		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2 TV Mounts, Display unit in Bonus Room, Fridge in Garage, Shelving Unit in 2nd Bedroom, Underground Sprinkler System with Remote Control

Welcome to 304 New Brighton Place SE where you will discover a massive and spacious corner lot presenting an amazing opportunity for all of your creative landscape ideas. Fully enclosed with a great privacy fence and expansive 24 foot wide deck overlooking your blank canvas, invites you to create a whole other additional living space for you and your family to enjoy. The corner lot is the gateway to two 'no through' cul de sacs, so only local traffic will be passing by and the length of the lot offers ample street parking for family and friends to utilize. Situated within steps to New Brighton School, without being on the main drive, as well as Brightonstone Playground and the New Brighton Residents Association, you are perfectly located to enjoy an abundance of offerings this great community has to offer. Reflecting great value this home features a stunning two storey foyer upon entering to invite you into the thoughtfully designed open floor plan that showcases the abundance of natural daylight that enters this home, especially while being located on a corner. The spacious kitchen offers a central island with raised eating bar with stylish pendant lighting, beautiful granite counter tops through out the home, newer stainless steel appliances, all updated within the last 5 years and corner pantry, all overlooking the generous dining room with sliding glass French doors out to your large deck with a built-in bench. The sizeable living room features a cozy corner gas fireplace with mantle and tile surround which has been just inspected and updated by a technician. The upper level offers almost another 1000sqft of additional living space with a great Bonus Room located on one side of the home separating the space from the bedroom wing. Three great bedrooms are featured with the Primary Bedroom including a lovely 4pc private en suite with corner jetted tub, stand alone over sized

shower with built-in bench and walk-in closet. You will notice and appreciate the corner lot treatment this home presents with the additional side windows that most homes do not have. This offers so much more daylight into the home and with no neighbours on one side, you do not feel closed in; actually the opposite. Nice and spacious along with a newer roof, newer furnace and newer central air conditioning - great for our warm Summer months; complimented with a 5 zone underground sprinkler with remote control which will assist in watering this great yard. As an added bonus there is a secured, locked mail-delivery box with keys located at the front door. Discover this home today in a nicely tucked away location while still having quick access to 52nd Street, Deer Foot and Stony Trail as well as minutes away to the highly popular High Street in McKenzie Towne where you can enjoy restaurants, shopping and additional recreational activities such as the gym and yoga. Welcome Home!