



THE
A-TEAM

**RE/MAX
FIRST**

1819 NEW BRIGHTON Drive, Calgary T2Z 0J7

MLS®#: **A2123610**

Area: **New Brighton**

Listing Date: **04/17/24**

List Price: **\$629,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 22-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**
Lot Information
Lot Sz Ar: **1,442 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,474**
Low Sqft:
Ttl Sqft: **1,474**

DOM

32
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,Laminate Counters,Skylight(s),Track Lighting,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4' 0" x 5' 3"	4pc Ensuite bath	Upper	7' 11" x 8' 11"
Bedroom - Primary	Second	116' 6" x 13' 7"	4pc Bathroom	Second	
Bedroom	Second	9' 2" x 9' 10"	Bedroom	Second	9' 4" x 9' 8"
Living Room	Main	19' 0" x 12' 8"	Kitchen	Main	14' 0" x 9' 0"
Dining Room	Main	12' 10" x 10' 5"	Mud Room	Main	3' 11" x 3' 3"
Entrance	Main	8' 11" x 5' 1"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0712229

Zoning:
R-1N

Remarks

Pub Rmks:

Beautiful bright home in a very nice neighbourhood. Features a fantastic open, very well thought out floor plan. Lots of windows throughout plus a skylight for plenty of natural Sun light. The Kitchen is awesome looking, featuring a nice island and lots of cupboards and counter top space, dining room off the kitchen with a view of the south facing back yard with large deck, perfect for the summer and all year round. Convenient 2 piece bathroom at the back door. Upper level is nice and open, features a large primary bedroom with walk-in closet, 4 piece en-suite, two additional bedrooms and 4 piece bathroom. Large unspoiled basement with high ceiling. good size double garage.

Inclusions:
Property Listed By:

N/A
Grand Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









