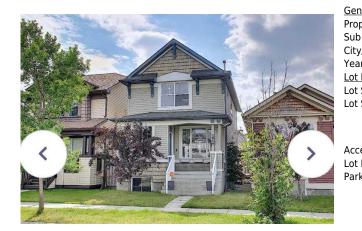


1819 NEW BRIGHTON Drive, Calgary T2Z 0J7

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



t Information Low Sqft: Sz Ar: 1,442 sqft Ttl Sqft: 1,474 St Shape:	Style: <u>Parking</u> Ttl Park: Garage Sz:	2 Storey 2 2
ot Sz Ar: 1,442 sqft Ttl Sqft: 1,474	2	2 Storey
ot Sz Ar: 1,442 sqft Ttl Sqft: 1,474	Style:	2 Storey
	Style:	2 Storey
ear Built: 2007 Abv Sqft: 1,474	Baths:	2.5 (2 1)
ty/Town: Calgary <u>Finished Floor Area</u>	Beds:	3 (3)
ub Type: Detached	<u>Layout</u>	
op Type: Residential	32	

Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingl Forced Air,Nat				Construction: Vinyl Siding,Wood Frame Flooring: Carpet,Ceramic Tile,Laminate Water Source: Fnd/Bsmt:						
Ext Feat:	Private Yard			5							
Extredt.				• • •							
				Fnd/Bsmt:							
		Poured Concrete									
Kitchen Appl: Int Feat: Utilities:		-	: Range,Garage Control(s),Microwave ligh Ceilings,Kitchen Island,Laminate (oset(s)					
Room		Level	Dimensions	Room	<u>Level</u>	Dimensions					
2pc Bathroom		Main	4`0" x 5`3"	4pc Ensuite bath	Upper	7`11" x 8`11"					
Bedroom - Prin	nary	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							

Zoning: R-1N						
0712229						
Remarks						
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.						
Ν/Α						
Grand Realty						

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

