

127 NEW BRIGHTON Villas, Calgary T2Z 0T5

Sewer:

MLS®#: **A2124279** Area: **New Brighton** Listing **04/19/24** List Price: **\$424,900**

Status: Pending County: Calgary Change: -\$15k, 14-May Association: Fort McMurray

Date:

General Information

Prop Type: Residential
Sub Type: Row/Townhouse

City/Town: Calgary Finished Floor Area
Year Built: 2010 Abv Sqft:

<u>Lot Information</u> Low Sqft:

Lot Sz Ar: Ttl Sqft: **1,020**Lot Shape:

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

1,020

2 (2)

2

2.5 (2 1)

2 Storey

30

Access:

Lot Feat: Cul-De-Sac

Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Forced Air Vinyl Siding, Wood Frame

Flooring:

Ext Feat: Private Entrance Carpet,Hardwood,Tile
Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings

Int Feat: Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage

Utilities:

Room Information

Room Level **Dimensions** Room Level **Dimensions Entrance** Main 3'9" x 3'10" **Living Room** Main 12`5" x 13`1" **Bedroom - Primary** Kitchen Main 11`3" x 13`1" Second 9`0" x 13`0" **Bedroom** Second 9'0" x 10'0" Laundry Second 3`5" x 3`7" 3`0" x 4`0" **Mud Room Basement** 2pc Bathroom Main 4`0" x 4`8" 4pc Bathroom Second 5`0" x 7`3" 4pc Ensuite bath 5`0" x 7`2" Second

Legal/Tax/Financial

 Condo Fee:
 Title:
 Zoning:

 \$232
 Fee Simple
 M-1 d75

Fee Freq: Monthly

Legal Desc: **1014449**

Remarks

Pub Rmks:

Step into this exquisite west-facing townhome, nestled in a prime spot within the complex on a tranquil cul-de-sac. As you approach, a sun-filled patio is perfect for relaxation, setting the tone for the home's inviting atmosphere. Inside, discover stunning hardwood flooring that guides you seamlessly through the main level. The kitchen boasts sleek granite countertops, stainless steel appliances, and contemporary cabinetry for a modern culinary experience. Ascend the open staircase to find a cozy spare bedroom. This floor is home to a conveniently placed laundry space. The expansive master bedroom is a retreat, featuring a lavish four-piece ensuite and ample closet space. Completing the upper level is another stylish four-piece guest bathroom for added convenience. Downstairs, ample storage space awaits in the basement, alongside a double-car (Tandem) garage. Enjoy proximity to parks, schools, public transit, and shopping, making every aspect of daily life effortlessly accessible. The newest feature to note is a brand-new hot water tank!

Inclusions: Wooden Planters in the Front, Raised Vegetable Planter, Barbecue, Ceiling Fan in Master Bedroom, Nest Thermostat, and Garage Heater.

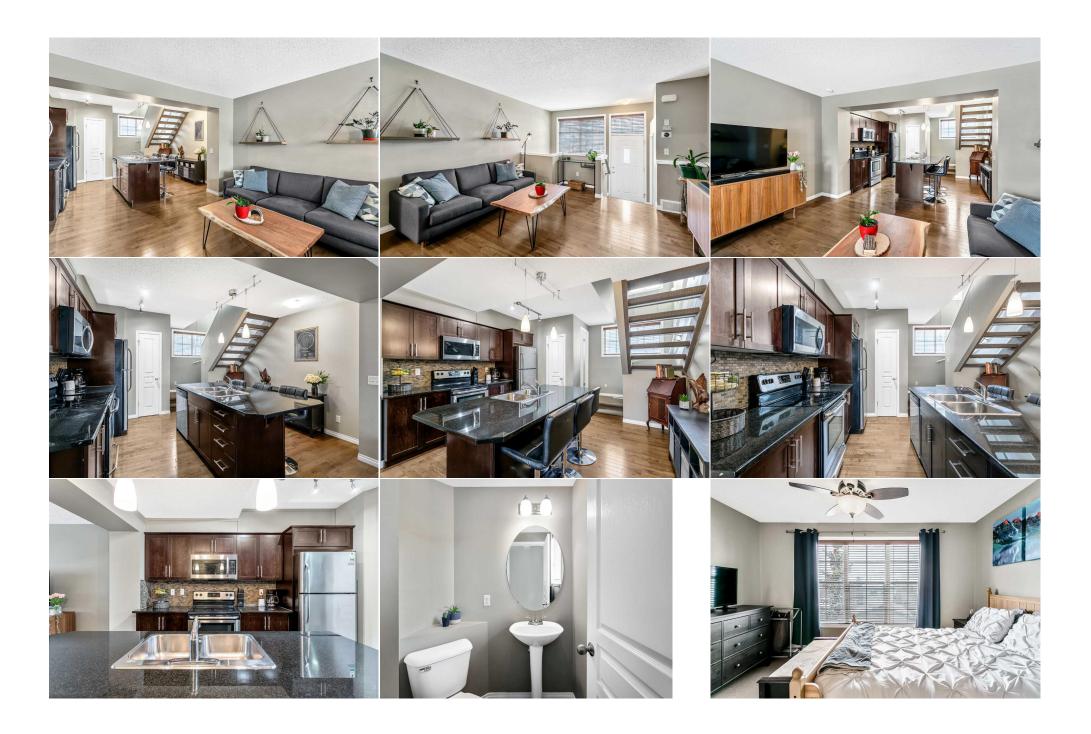
Property Listed By: **eXp Realty**

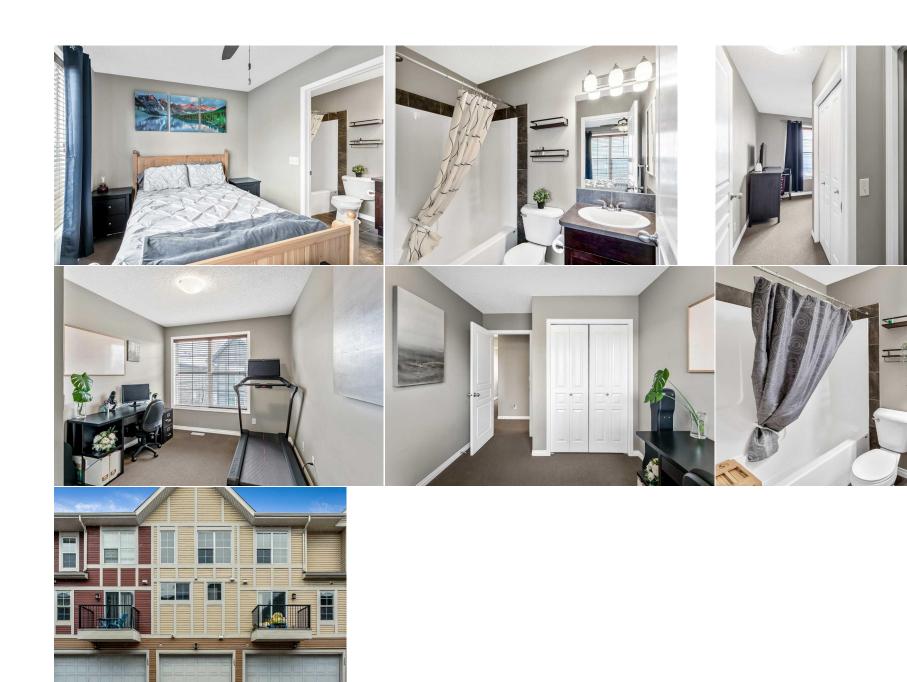
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