



THE
A-TEAM

**RE/MAX
FIRST**

87 NEW BRIGHTON Landing, Calgary T2Z 0S7

MLS®#: **A2134087** Area: **New Brighton** Listing Date: **05/23/24** List Price: **\$649,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **3,046 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,022**
 Low Sqft:
 Ttl Sqft: **1,022**

DOM

33
Layout
 Beds: **4 (2 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`8" x 11`9"	Dining Room	Main	10`9" x 10`1"
Kitchen	Main	13`0" x 8`0"	Bedroom - Primary	Main	14`0" x 101`0"
Bedroom	Main	9`7" x 8`5"	Bedroom	Lower	10`10" x 10`9"
Bedroom	Lower	9`1" x 8`4"	Game Room	Lower	17`11" x 14`0"
4pc Ensuite bath	Main	8`8" x 5`3"	4pc Bathroom	Lower	8`4" x 4`10"
2pc Bathroom	Main	5`7" x 4`7"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0813314

Remarks

Pub Rmks: ****OPEN HOUSE SAT JUNE 15 2-4PM** Here for you is a rare bungalow property that is fully finished for over 2000 square feet of developed living space with a double detached garage. Bonus, it has been freshly painted top to bottom and also has new flooring throughout with luxury vinyl plank upstairs and plush carpet down. Vaulted ceilings on the main along with expansive windows and a huge skylight flood the main living area with sunlight and enhance the open floor plan. The kitchen has ample cabinets, stainless appliances, corner pantry and loads of counter space including a raised breakfast bar. Additionally there are two bedrooms upstairs, including a master with full ensuite, and a two piece powder room. Down the stairs at the back your living space nearly doubles with two additional bedrooms both with generous egress windows, another full bath and a fantastic family room. Laundry is also down here along with a couple storage spaces. Out the back door you have a nice 12'x8' deck that faces southeast for that morning sun. The fully fenced yard space has some graveled portions and some grass for a variety of uses and the double garage gives you space to keep two cars warm at night. Easy access off of 52nd and 130th Ave add to convenience. New Brighton has several schools completed, lots of shopping and dining amenities right there, a community clubhouse area as well as lots of pathways, wetlands, parks and other green spaces. What are you waiting for? Come and see for yourself today.**

Inclusions: **N/A**
Property Listed By: **Coldwell Banker Home Smart Real Estate**

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

57 NEW BRIGHTON LANDING SE
SEALY DEVELOPMENT LINDSEY, PALM BEACH
GRADE LEVEL (ASL) - 1022.58 Sd Ft. / 15.00 SF
TOTAL ABOVE GRADE RMS SIZE - 1022.58 Sd Ft. / 15.00 SF
BASEMENT DEVELOPED AREA (BS) - 848.00 Sd Ft. / 11.76 SF
BASEMENT UNDEVELOPED AREA (BS) - 174.52 Sd Ft. / 16.21 SF
TOTAL ADIRG AREA - 2045.10 Sd Ft. / 189.97 SF









