



THE
A-TEAM

**RE/MAX
FIRST**

176 NEW BRIGHTON Green, Calgary T2Z 0J8

MLS®#: **A2141271** Area: **New Brighton** Listing Date: **06/19/24** List Price: **\$595,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **2,906 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,468**
 Low Sqft:
 Ttl Sqft: **1,468**

DOM

13
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Street Lighting**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Private Yard,Rain Gutters**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,Open Floorplan,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 5`1"	Dining Room	Main	12`10" x 10`4"
Kitchen	Main	15`1" x 16`4"	Living Room	Main	19`0" x 13`8"
4pc Ensuite bath	Second	5`1" x 8`2"	4pc Ensuite bath	Second	5`11" x 8`3"
Bedroom	Second	13`7" x 12`2"	Bedroom - Primary	Second	12`9" x 13`8"
Other	Basement	8`1" x 5`0"	Bonus Room	Basement	10`1" x 11`1"
Laundry	Basement	9`8" x 12`4"	Game Room	Basement	18`2" x 16`2"
Furnace/Utility Room	Basement	8`1" x 13`5"			

Title:
Fee Simple
Legal Desc:

0712229

Zoning:
R-1N

Remarks

Pub Rmks: **Welcome to this inviting home that offers a perfect blend of comfort, style, and functionality. With two primary bedrooms, a beautifully spacious kitchen, and a host of other desirable features, this property is a true gem. The heart of the home is the gorgeous kitchen, designed to inspire your inner chef. It boasts ample counter space, modern appliances, and plenty of storage, making it ideal for meal preparation and entertaining. The open layout allows for easy interaction with family and friends, ensuring that cooking is always a delightful experience. This home is perfect for relaxation and leisure, with two primary bedrooms that provide luxurious retreats. Each primary suite offers ample space, large windows that fill the room with natural light, and beautifully appointed ensuite bathrooms, providing a serene escape from the hustle and bustle of daily life. The partially finished basement adds to the versatility of this home, Basement is framed with bedroom , bathroom and laundry offering additional space that can be customized to suit your needs. Whether you envision a home office, a fitness area, or a cozy family room, the possibilities are endless. One of the standout features of this property is the oversized 24x24 HEATED GARAGE, perfect for those who need extra space for vehicles, storage, or hobbies. This garage provides convenience and comfort, ensuring that your cars and belongings are well-protected, even during the colder months. Step outside to discover your private oasis, complete with a beautiful hot tub. Home has BRAND NEW ROOF BEING INSTALLED NEXT WEEK(June 26th-28th)This feature is perfect for unwinding after a long day, providing a luxurious space for relaxation and rejuvenation. Located in a friendly and welcoming community, this home offers the perfect combination of privacy and convenience. Close to schools, parks, shopping, and other amenities, you will enjoy the best of both worlds—peaceful living with easy access to everything you need plus a luxurious hot tub. Schedule a viewing today and experience the charm and comfort that this property has to offer.**

Inclusions: **None**
Property Listed By: **CIR Realty**

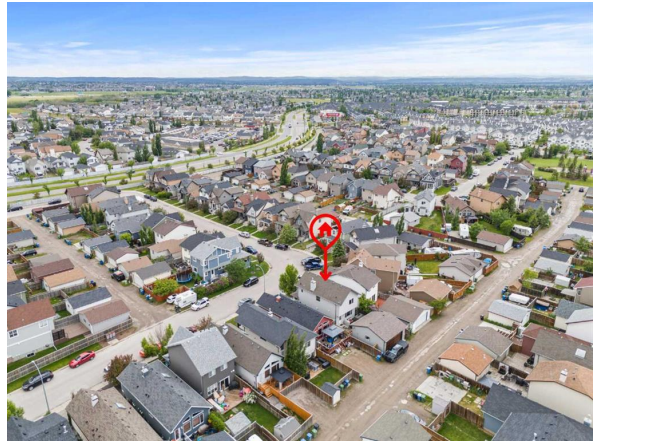
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







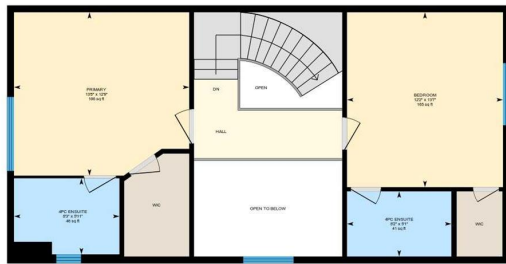






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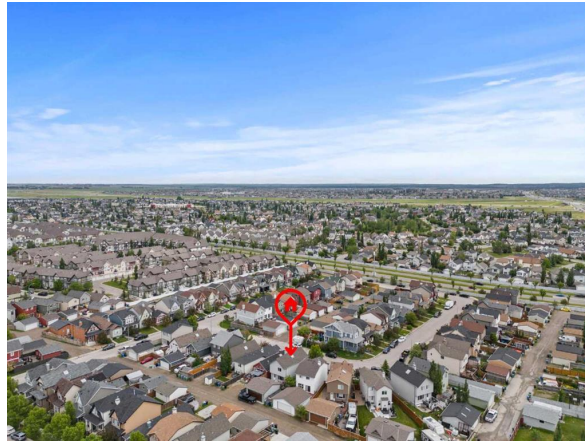
2nd Floor Exterior Area 679.38 sq ft
Interior Area 618.80 sq ft
Excluded Area 105.37 sq ft



0 3 6 ft

PREPARED: 2024/05/19

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Basement (Below Grade) Exterior Area 741.10 sq ft
Interior Area 678.00 sq ft



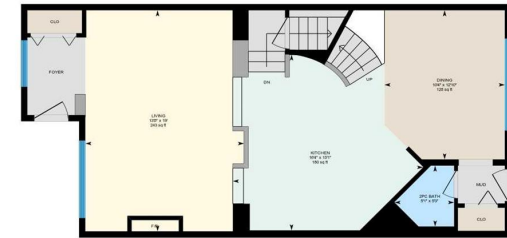
0 3 6 ft

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Main Floor Exterior Area 788.72 sq ft
Interior Area 717.76 sq ft



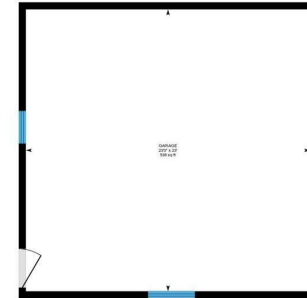
0 3 6 ft

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Detached Garage Excluded Area 538.20 sq ft



0 2 4 ft

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