



THE
A-TEAM

**RE/MAX
FIRST**

273 NEW BRIGHTON Lane, Calgary T2Z0E3

MLS®#: **A2162186** Area: **New Brighton** Listing Date: **09/05/24** List Price: **\$674,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**
Lot Information
Lot Sz Ar: **3,692 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,824**
Low Sqft:
Ttl Sqft: **1,824**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Close to Clubhouse,Cul-De-Sac,Low Maintenance Landscape,Treed**
Park Feat: **Double Garage Attached,Driveway,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Fire Pit,Private Yard**

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Linoleum,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Refrigerator**
Int Feat: **Breakfast Bar,Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Ensuite bath	Upper	13`7" x 4`11"
Dining Room	Main	8`5" x 11`7"
Bedroom - Primary	Upper	13`0" x 13`3"
Bedroom	Upper	9`10" x 10`0"
4pc Bathroom	Upper	7`7" x 4`11"

Room	Level	Dimensions
Kitchen	Main	9`11" x 13`3"
Living Room	Main	13`2" x 16`11"
Bedroom	Upper	8`11" x 11`0"
Bonus Room	Upper	15`6" x 16`11"
2pc Bathroom	Main	5`6" x 5`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0611938

Zoning:
R-1N

Remarks

Pub Rmks:

Welcome to New Brighton, one of Calgary's most sought after communities on the South side. Nestled in a family friendly Cul-De-Sac, this IMMACULATE home is move-in ready and waiting for you. The open-concept layout is tailor-made for entertaining and is warmed with Luxury Vinyl Plank flooring, soft neutral-tone walls and modern light fixtures. Conveniently located off the garage entrance is a MUD ROOM which includes the laundry room, half bathroom, large closet and access to the basement. The upstairs BONUS ROOM is large enough to hold an entourage of movie lovers, or create your own flex space such as an office, workout room, kid's playroom; the options are endless. Opposite the staircase are 2 generous sized bedrooms, main bathroom, linen closet and your large primary bedroom with ENSUITE and walk-in closet. Indulge in the SOUTH FACING backyard on your 16'x10' deck with BBQ GAS LINE, or relax and unwind by the STONE FIRE PIT surrounded with MATURE TREES and MAINTENANCE FREE LANDSCAPING. The basement is unspoiled to do your own desire of planning. The double attached INSULATED garage is perfect to keep the vehicles warm in the winter and the OVERSIZED front driveway is large enough to park your RV in the summer. Close to Schools, Daycares, Restaurants, Pubs, Shopping, Groceries, Parks, Pathways, New Brighton Athletic Park...there is no shortage of amenities whether you travel by foot, transit or vehicle. Call your REALTOR today and see for yourself how PERFECT this home is for you!

Inclusions:
Property Listed By:

N/A
Alberta First Realty

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













