

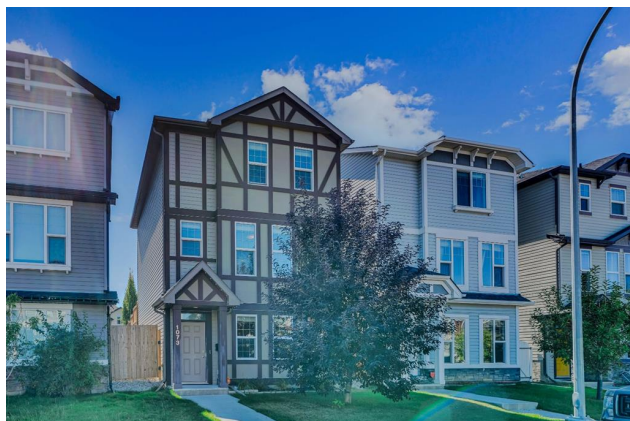


THE
A-TEAM

**RE/MAX
FIRST**

1073 NEW BRIGHTON Grove, Calgary T2Z 1G2

MLS®#: **A2162787** Area: **New Brighton** Listing Date: **09/03/24** List Price: **\$627,850**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **3,067 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Few Trees,Sloped**
 Park Feat: **Double Garage Detached,On Street**

Finished Floor Area
 Abv Sqft: **1,510**
 Low Sqft:
 Ttl Sqft: **1,510**

DOM

15
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Electric Range,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Second	22`6" x 13`0"	Living Room	Second	18`5" x 14`0"
Bedroom - Primary	Third	13`0" x 12`0"	Bedroom	Third	10`0" x 9`0"
Bedroom	Third	13`0" x 9`0"	2pc Bathroom	Second	5`0" x 5`4"
4pc Bathroom	Third	9`0" x 4`6"	4pc Ensuite bath	Third	12`8" x 5`5"
4pc Bathroom	Basement	8`4" x 4`10"	Bedroom	Basement	12`0" x 10`0"
Game Room	Basement	18`4" x 14`3"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1112952

Zoning:
R-1N

Remarks

Pub Rmks:

This well-designed 4-bedroom, 4-bathroom home in the desirable community of New Brighton SE offers over 2082 sq ft of living space, perfectly combining functionality and lifestyle. The home features a cozy fireplace, elegant hardwood floors, beautiful quartz countertops, and a walk-out basement with suite potential. The double detached garage, conveniently located off the alley, offers ample parking and storage. Situated in a secure cul-de-sac, this home offers all the benefits of reduced traffic, providing a safer environment where children can play. Just steps away from parks, schools, shopping, and a community center complete with a water park. This home has so much to offer and is located in an area that provides great amenities!

Inclusions:
Property Listed By:

N/A
Royal Lepage Network Realty Corp.

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



