



THE
A-TEAM

**RE/MAX
FIRST**

41 NEW BRIGHTON Heights, Calgary T2Z 0P7

MLS®#: **A2164125** Area: **New Brighton** Listing Date: **09/10/24** List Price: **\$615,000**
 Status: **Pending** 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: **4,273 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,074**
 Low Sqft:
 Ttl Sqft: **1,074**

DOM

9
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Cul-De-Sac,Landscaped,Underground Sprinklers,Paved**
 Park Feat: **Alley Access,Double Garage Detached,Oversized,Paved**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Shingle Siding,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),French Door,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`8" x 11`5"
Dining Room	Main	10`8" x 7`5"
Foyer	Main	5`0" x 4`0"
4pc Bathroom	Main	7`11" x 5`6"
Bedroom - Primary	Second	13`8" x 11`8"
Family Room	Lower	16`0" x 13`0"
Kitchenette	Lower	7`6" x 6`9"

Room	Level	Dimensions
Pantry	Main	5`5" x 3`10"
Living Room	Main	13`0" x 13`0"
Bedroom	Main	11`11" x 9`11"
Mud Room	Main	6`2" x 4`5"
3pc Ensuite bath	Second	8`0" x 5`0"
Game Room	Lower	18`3" x 12`3"
Bedroom	Lower	11`0" x 10`7"

4pc Bathroom
Furnace/Utility Room

Lower
Lower

8`5" x 4`11"
11`0" x 5`0"

Laundry
Storage
Legal/Tax/Financial

Lower
Lower

7`4" x 7`4"
6`10" x 6`3"

Title:
Fee Simple
Legal Desc:

0812725

Zoning:
R-1N

Remarks

Pub Rmks:

****OPEN HOUSE -CANCELLED**Pride of ownership is evident in this tastefully updated spacious 3-bedroom, 3-bathroom family home situated on a corner lot in the vibrant community of New Brighton. This beautiful split level plan offers a perfect blend of comfort and functionality with a long list of features that only add to its appeal. As you enter, you'll be welcomed by a bright and airy open-concept layout with Brazilian walnut hardwood floors, featuring designer colours, updated light fixtures, LED stair lighting, and several large windows allowing plenty of natural light. The cozy living room is perfect for family gatherings, while the adjoining kitchen boasts gleaming stone countertops, tasteful backsplash, stainless steel appliances, a central granite island, and ample cabinet space with upper and lower cabinet lighting, as well as a corner pantry. As an added feature the home is equipped with central vacuum with a toe kick in the kitchen as well as an incredibly handy VROOM under sink vacuum to help keep your kitchen sparkling. The dining space is upscale with unique lighting. The main floor bedroom with french doors could easily transition to an office and is adjacent to a full bathroom. Upstairs, you'll find the spacious master suite, complete with an ensuite bathroom and spacious closet with organization, providing a serene retreat. The finished lower level has an additional large bedroom, full bathroom, large gym area or entertaining space with wet bar, and family room with fireplace, perfect for a cozy movie, with built-in speakers, and a great place to watch your sports. The lower floor laundry room is very spacious and well equipped with a sink and on demand hot water for the entire home. The fully landscaped backyard with upgraded vinyl fencing, a patio and underground sprinkler system is perfect for outdoor entertaining, gardening, or simply relaxing. Additional features include an oversized 24' x 24' double attached garage with space for two vehicles and workbench plus storage as well as attic storage. The split level plan not only offers defined living spaces but it also offers tremendous storage options. Located in the heart of New Brighton, this home is just minutes from parks, schools, shopping, and the community's fantastic amenities, including the New Brighton Club, offering recreation opportunities like tennis courts, a splash park, and skating rinks. Don't miss your chance to own this well-maintained home in one of Calgary's most desirable neighbourhoods! Book your private viewing today. Welcome home!**

Inclusions:
Property Listed By:

**Second Refrigerator, TV Mounts, Vroom under sink vacuum, curtain rods
eXp Realty**

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













