



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1478 NEW BRIGHTON Drive, Calgary T2Z 0T1**

MLS®#: **A2171274**      Area: **New Brighton**      Listing Date: **10/07/24**      List Price: **\$789,888**  
 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: **3,896 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,562**  
 Low Sqft:  
 Ttl Sqft: **2,562**

DOM

**22**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line,Garden,Playground**

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

Kitchen Appl: **Dishwasher,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Chandelier,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Wired for Sound**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`8" x 10`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`9" x 10`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`1" x 11`0"</b>	<b>Den</b>	<b>Main</b>	<b>5`4" x 3`11"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>17`11" x 15`5"</b>	<b>Family Room</b>	<b>Main</b>	<b>15`0" x 13`11"</b>
<b>Family Room</b>	<b>Basement</b>	<b>15`6" x 14`6"</b>	<b>Laundry</b>	<b>Second</b>	<b>9`10" x 5`7"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`3" x 13`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`3" x 11`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`0" x 10`2"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`11" x 9`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`3" x 9`10"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>13`5" x 10`5"</b>

4pc Bathroom  
2pc Bathroom  
Flex Space

Second  
Main  
Basement

10`1" x 4`11"  
5`0" x 4`11"  
12`5" x 8`2"

4pc Bathroom  
Walk-In Closet

Basement  
Second

7`9" x 4`11"  
10`11" x 7`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0814725**

Zoning:  
**R-G**

Remarks

Pub Rmks:

- Situated across from a park and playground , in a very convenient location, this stunning 5-bedroom home offers the perfect blend of comfort and functionality . The open concept main floor features a welcoming family room , a separate living room , a spacious dining area, all ideal for family gatherings and entertaining. The kitchen boasts a large granite island and a walk-through pantry, making meal prep. a breeze. Upstairs, the luxurious master bedroom awaits with a spacious walk-in closet and a 5-piece en-suite that includes a double vanity, a soaker tub, and a separate shower. Three additional bedrooms and a large bonus room provide plenty of space for the whole family. Fully finished basement with bedroom/ full bath./flex room and storage space. The home also comes with an AC unit , BBQ-gas line, fully fenced private backyard. If you are in the market to find a "4-Bedroom Up" don't miss out on this incredible opportunity-this home is ready to move in and is waiting for you! **MAKE YOUR MOVE** and see it for yourself Today!

Inclusions:  
Property Listed By:

small refrigerator-kitchen, freezer -basement.  
**First Place Realty**

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

















