

355 NEW BRIGHTON Place, Calgary T2Z 4W6

A2171581 **New Brighton** Listing 10/08/24 List Price: **\$769,900** MLS®#: Area:

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:

General Information

Prop Type: Residential Sub Type: City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Detached Calgary

2006 Abv Saft: Low Sqft:

5,543 sqft

Ttl Sqft: 1,377

Finished Floor Area

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

74

Ttl Park: 5 2 Garage Sz:

4 (2 2)

2.5 (2 1)

Bungalow

Access:

Lot Feat: Park Feat: Back Yard, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Low Maintenance

1,377

Landscape, Landscaped, Street Lighting, Treed

Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Stone, Vinyl Siding, Wood Frame Sewer:

Flooring:

Carpet, Ceramic Tile, Hardwood

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: None

Private Yard

Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Storage, Vaulted Ceiling(s) Int Feat:

Utilities:

Ext Feat:

Room Information

<u>Room</u>	Level	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	61`3" x 54`8"	Kitchen	Main	48`8" x 46`2"
Dining Room	Main	43`3" x 28`5"	Bedroom - Primary	Main	55`9" x 47`0"
4pc Ensuite bath	Main	33`1" x 25`8"	2pc Bathroom	Main	16`5" x 15`7"
Bedroom	Basement	44`7" x 38`0"	Bedroom	Basement	30`7" x 28`9"
Family Room	Basement	91`4" x 95`9"	4pc Bathroom	Basement	26`3" x 16`5"
Laundry	Main	30`7" x 23`0"	Furnace/Utility Room	Basement	55`6" x 50`10"
Foyer	Main	28`2" x 20`9"	Walk-In Closet	Main	33`4" x 18`7"

Bedroom Main 45`8" x 32`7"

Legal/Tax/Financial

Title:
Fee Simple

Zoning: **R-G**

Legal Desc: **0611938**

Remarks

Pub Rmks:

Welcome to your exquisite, immaculately maintained, central A/C'd bungalow in the highly sought-after community of New Brighton, where pride of ownership meets undeniable luxury. This fully finished, beautifully landscaped corner lot home offers over 2,680 sqft of refined living space, including 4 spacious bedrooms (or 3 + office) and 2.5 bathrooms across two beautifully designed levels. As you step into the grand fover, gleaming hardwood floors and an abundance of natural light set the tone for the open-concept layout. At the heart of the home, the gourmet kitchen is illuminated by a stunning skylight and vaulted ceiling, complete with stainless steel appliances, ample Maple cabinetry, and a built-in beverage fridge in the Island, this kitchen is an entertainer's dream. Adjacent to the kitchen, the elegant dining area provides the perfect setting for intimate family dinners or larger gatherings, effortlessly flowing into the stylish living room. Here, you can unwind by the cozy gas fireplace, framed by floor-to-ceiling stone and custom-built cabinetry, with seamless access to your private rear deck, ideal for outdoor entertaining or quiet evenings. The expansive master suite is a true retreat, featuring a charming bay window, a luxurious walk-in closet, and a spa-inspired ensuite with a relaxing steam shower. Additionally, the main floor offers a convenient 2nd bedroom or home office, a laundry room, and a chic powder room. Downstairs, the fully finished basement offers over 1,311 sqft of versatile space, boasting two generous bedrooms, a four-piece bathroom, and a vast recreation room perfect for a media space, games area, or a serene teenage getaway. Extra storage and utility rooms complete this level, ensuring there is a place for everything. Step outside to your beautifully landscaped, south-facing backyard, complete with a large deck, Gas line BBQ and a fully fenced, private oasis, perfect for sunny afternoons. The fence and brick pad allows space for additional parking. The home also features a double attached, insulated garage (Long enough to accommodate a truck or full-sized SUV, with additional parking for two vehicles on the front driveway. As part of the New Brighton community, you'll enjoy exclusive access to the New Brighton Club, offering year-round activities like skating, hockey, tennis, basketball, and a splash park. Situated near top-rated schools, parks, shopping, restaurants, and the South Calgary Health Campus, this home provides the perfect balance of luxury and lifestyle. This impeccable bungalow is truly move-in ready and waiting for you to make it your own. Schedule your private viewing today!

Inclusions:

Refrigerator, Range, Dishwasher, Hoodfan microwave, Wine Refrigerator, Washer, Dryer, window coverings, 7 X Ceiling fans, Garage door opener+ remote, Central vacuum system+ attachments, Water softener, Central A/C, Gazebo+ Gazebo furniture, TV bracket in livingroom & family room, Fountain bird bath, Pool

table+attachements

Property Listed By:

Real Broker

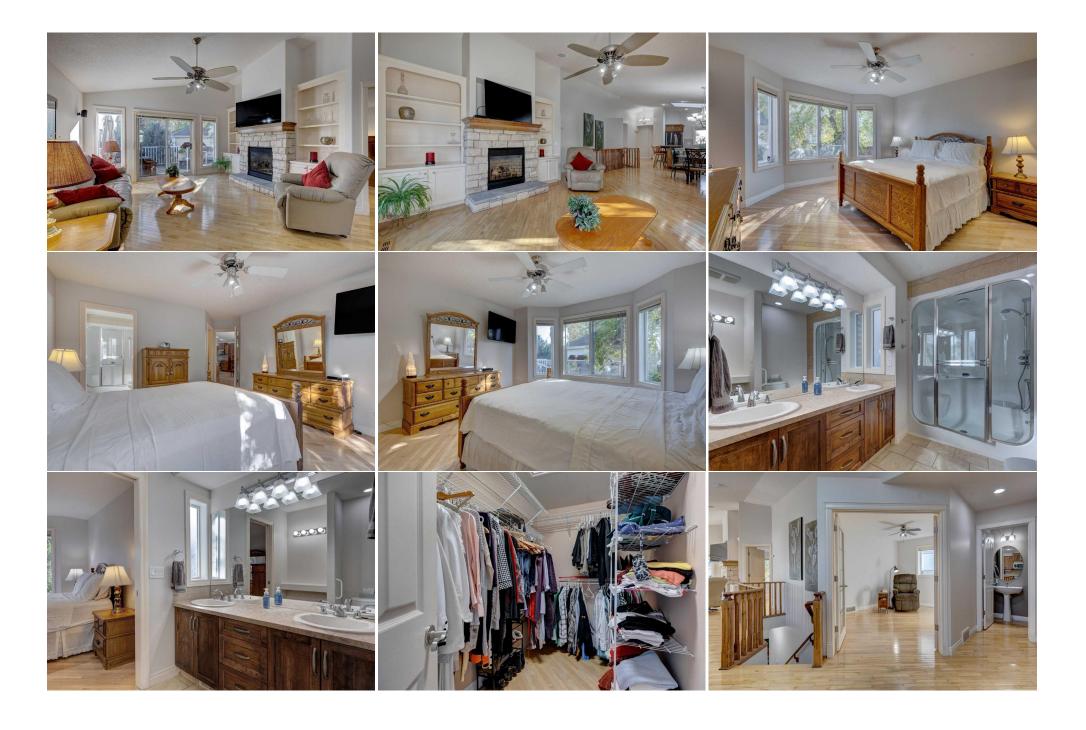
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

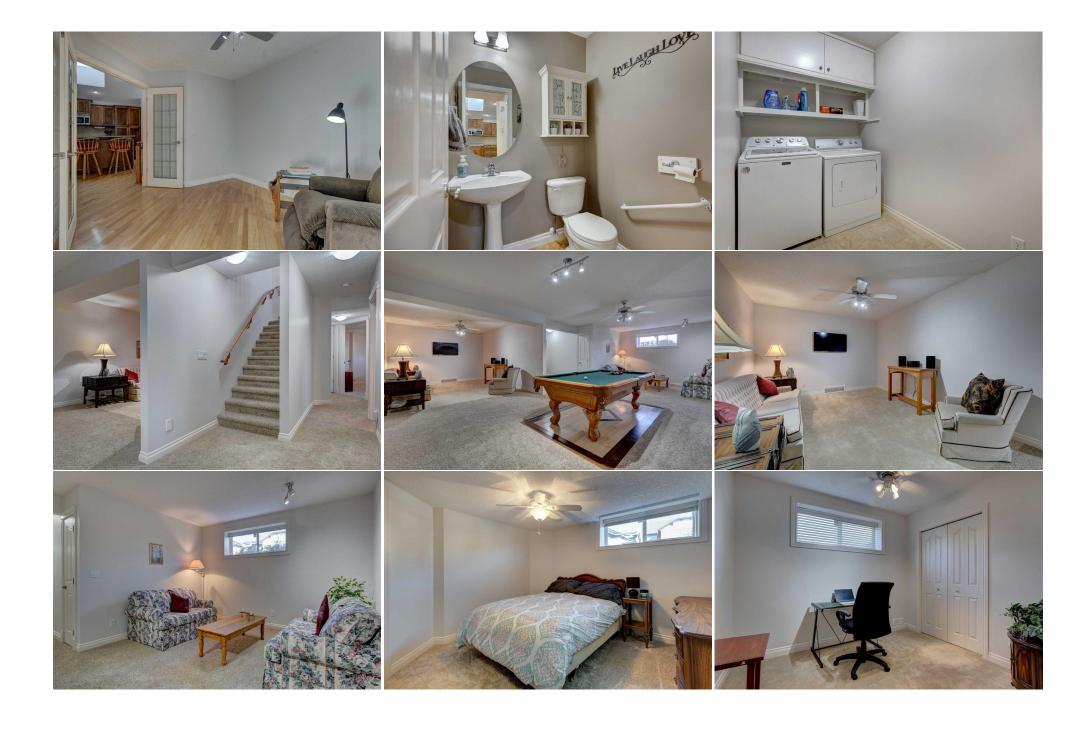


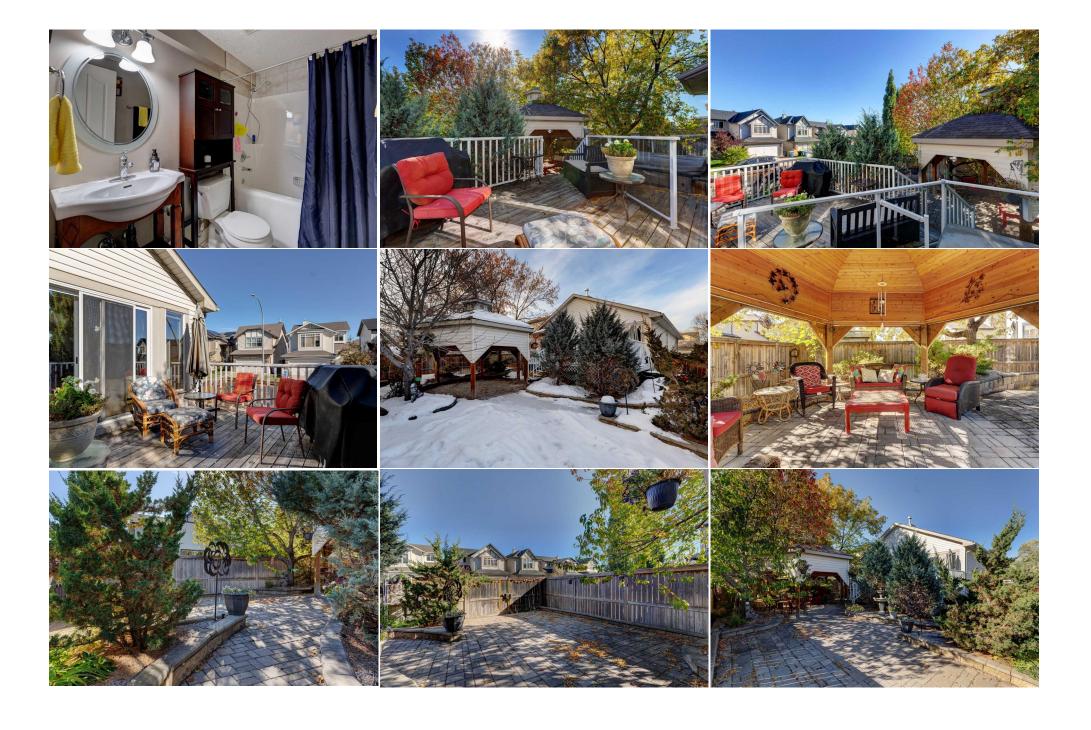
























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