



THE
A-TEAM

**RE/MAX
FIRST**

355 NEW BRIGHTON Place, Calgary T2Z 4W6

MLS®#: **A2171581** Area: **New Brighton** Listing Date: **10/08/24** List Price: **\$769,900**
 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: **5,543 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,377**
 Low Sqft:
 Ttl Sqft: **1,377**

DOM

43
Layout
 Beds: **4 (2 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Street Lighting,Treed**
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **None**
 Int Feat: **Built-in Features,Ceiling Fan(s),High Ceilings,Kitchen Island,Storage,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`8" x 16`8"
Dining Room	Main	13`2" x 8`8"
4pc Ensuite bath	Main	10`1" x 7`10"
Bedroom	Basement	13`7" x 11`7"
Family Room	Basement	27`10" x 29`2"
Laundry	Main	9`4" x 7`0"
Foyer	Main	8`7" x 6`4"

Room	Level	Dimensions
Kitchen	Main	14`10" x 14`1"
Bedroom - Primary	Main	17`0" x 14`4"
2pc Bathroom	Main	5`0" x 4`9"
Bedroom	Basement	9`4" x 8`9"
4pc Bathroom	Basement	8`0" x 5`0"
Furnace/Utility Room	Basement	16`11" x 15`6"
Walk-In Closet	Main	10`2" x 5`8"

Bedroom

Main

13`11" x 9`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0611938

Zoning:

R-G

Remarks

Pub Rmks:

OPEN HOUSE SUN NOV 24th 12:00 noon - 2:30 PM * 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 foyer, 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, Hot tub in as-is condition (Not currently operational, Gazebo+ Gazebo furniture, TV bracket in livingroom & family room, Fountain bird bath,Pool table+attachements

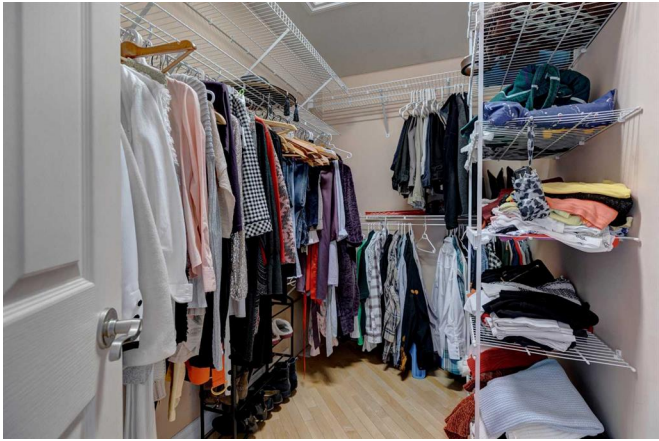
Property Listed By:

Real Broker

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

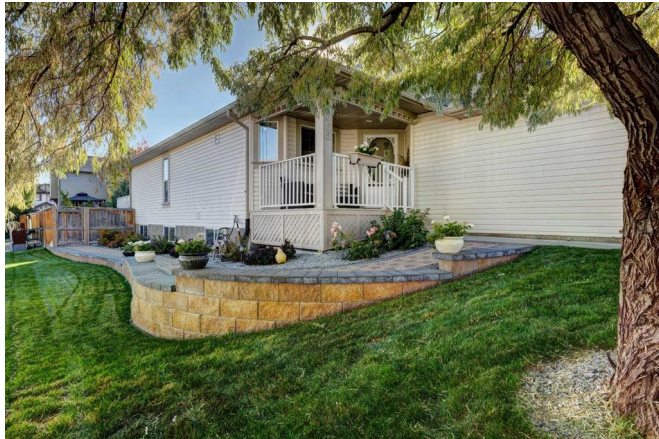
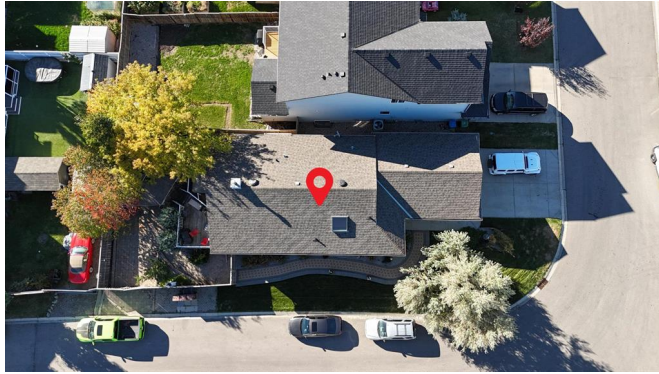












355 New Brighton PI SE, Calgary, AB

Main Floor Exterior Area 1377.27 sq ft
Interior Area 1293.89 sq ft
Excluded Area 943.01 sq ft



0 6 12
PREPARED 2024/10/08

White regions are excluded from total floor area in GMLD floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

355 New Brighton PI SE, Calgary, AB

Basement (Below Grade) Exterior Area 1311.52 sq ft
Interior Area 1189.31 sq ft



0 6 12
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