



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

74
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 | 61`3" x 54`8" |
| Dining Room | Main | 43`3" x 28`5" |
| 4pc Ensuite bath | Main | 33`1" x 25`8" |
| Bedroom | Basement | 44`7" x 38`0" |
| Family Room | Basement | 91`4" x 95`9" |
| Laundry | Main | 30`7" x 23`0" |
| Foyer | Main | 28`2" x 20`9" |

| Room | Level | Dimensions |
|----------------------|----------|----------------|
| Kitchen | Main | 48`8" x 46`2" |
| Bedroom - Primary | Main | 55`9" x 47`0" |
| 2pc Bathroom | Main | 16`5" x 15`7" |
| Bedroom | Basement | 30`7" x 28`9" |
| 4pc Bathroom | Basement | 26`3" x 16`5" |
| Furnace/Utility Room | Basement | 55`6" x 50`10" |
| Walk-In Closet | Main | 33`4" x 18`7" |









