



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2060 NEW BRIGHTON Grove, Calgary T2Z1G1**

MLS®#: **A2174418**      Area: **New Brighton**      Listing Date: **10/24/24**      List Price: **\$579,900**  
 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: **283 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,354**  
 Low Sqft:  
 Ttl Sqft: **1,354**

DOM

**27**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped**  
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`0" x 9`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`2" x 8`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`4" x 9`7"</b>
<b>Family Room</b>	<b>Lower</b>	<b>21`5" x 17`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>4pc Bathroom</b>	<b>Upper</b>	

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`5" x 13`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`3" x 12`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 9`0"</b>
<b>Laundry</b>	<b>Lower</b>	<b>17`10" x 10`2"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1112952**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home on a quiet cul-de-sac in a fantastic neighborhood. Featuring hardwood floors throughout the main level, this home boasts a bright, open kitchen perfect for gatherings, with a brand new refrigerator and dishwasher. The fully finished basement offers a spacious family room and plenty of storage. Step outside to a private yard, with the option to add a garage with a paved lane for extra convenience. Whether you're relaxing indoors or enjoying the peaceful outdoor space, this home offers the ideal blend of comfort and style. Welcome home!**

Inclusions: **wardrobe at back door, smaller shed by house**

Property Listed By: **MaxWell Canyon Creek**

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







