



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**146 NEW BRIGHTON Close, Calgary T2Z0E4**

MLS®#: **A2177762**

Area: **New Brighton**

Listing Date: **11/08/24**

List Price: **\$679,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2007**

Lot Information

Lot Sz Ar: **4,434 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Corner Lot,Few Trees,Front Yard,Lawn,Garden,Private**  
Park Feat: **Double Garage Attached**

DOM

**13**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Range,Refrigerator,Washer**  
Int Feat: **Ceiling Fan(s),Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`10" x 9`1"
Living Room	Main	16`2" x 12`0"
Laundry	Second	5`8" x 6`7"
5pc Ensuite bath	Second	11`7" x 10`0"
Pantry	Main	7`2" x 3`11"
Bonus Room	Second	13`9" x 18`0"
4pc Bathroom	Second	8`9" x 4`11"

Room	Level	Dimensions
Mud Room	Main	4`10" x 5`4"
Kitchen	Main	13`1" x 10`9"
Bedroom	Second	9`11" x 10`0"
2pc Bathroom	Main	4`8" x 4`10"
Dining Room	Main	10`5" x 10`11"
Bedroom	Second	10`2" x 10`0"
Bedroom - Primary	Second	12`10" x 12`8"

Walk-In Closet

Second

7' 2" x 4' 7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0711452**

Zoning:  
**R-G**

Remarks

Pub Rmks: **\*\*Open House Sunday November 10 from 1:00-4:00pm\*\* 3 BEDROOM / 3 BATHROOM - Welcome to 146 New Brighton Close! This exquisite home boasts 3 bedrooms, 3 bathrooms, and 1860 square feet of meticulously designed living space. As you step inside, you'll be captivated by the large, South facing windows that grace the main floor living area and fills the space with natural light. The open concept floor plan seamlessly flows into the living room, kitchen, and dining room making this home perfect for entertaining friends and family. The modern kitchen is a chef's paradise, featuring an Gas Range, granite counter tops, and built-in appliances. Whether you're cooking up a culinary masterpiece or enjoying a casual breakfast, this space will surely inspire your inner chef. The spacious Primary bedroom is your private sanctuary, offering ample walk-in closet space, and providing access to your 5-piece ensuite bathroom. Step outside to the beautifully maintained backyard, perfect for relaxing, or hosting outdoor gatherings. The community of New Brighton offers convenient access to shopping, schools, and recreation facilities with easy connection to Deerfoot Trail and Stoney Trail. Don't miss the opportunity to make this extraordinary property your own. Contact us today to schedule a private viewing and experience the charm of 146 New Brighton Close for yourself!**

Inclusions:  
Property Listed By:

**Freezer in Basement, Piano  
Baxter & Associates Real Estate Services**

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









