



THE
A-TEAM

**RE/MAX
FIRST**

198 NEW BRIGHTON Manor, Calgary T2Z 4J4

MLS®#: **A2188430**

Area: **New Brighton**

Listing Date: **01/20/25**

List Price: **\$650,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar: **3,648 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

DOM

1

Layout

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

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 4`3"
Foyer	Main	7`2" x 8`6"
Laundry	Main	7`0" x 8`4"
4pc Bathroom	Upper	5`0" x 9`5"
Bedroom	Upper	10`7" x 10`7"
Family Room	Upper	17`11" x 17`5"
Walk-In Closet	Upper	5`0" x 12`8"

Room	Level	Dimensions
Dining Room	Main	11`5" x 8`0"
Kitchen	Main	11`4" x 15`11"
Living Room	Main	13`8" x 16`2"
4pc Ensuite bath	Upper	11`5" x 8`5"
Bedroom	Upper	10`9" x 10`10"
Bedroom - Primary	Upper	11`6" x 17`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

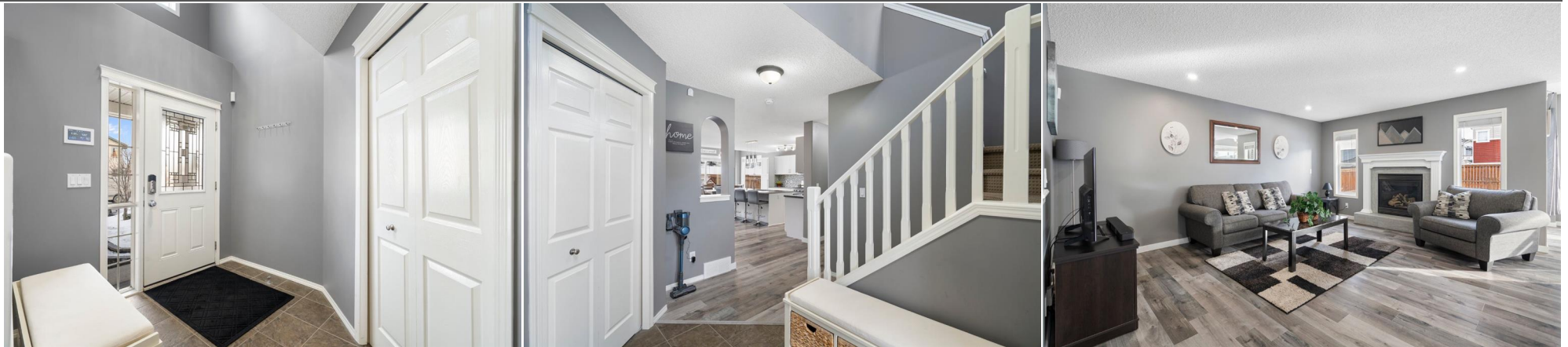
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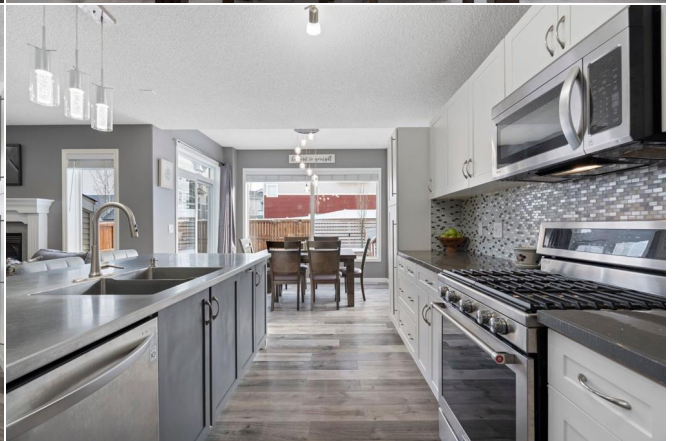
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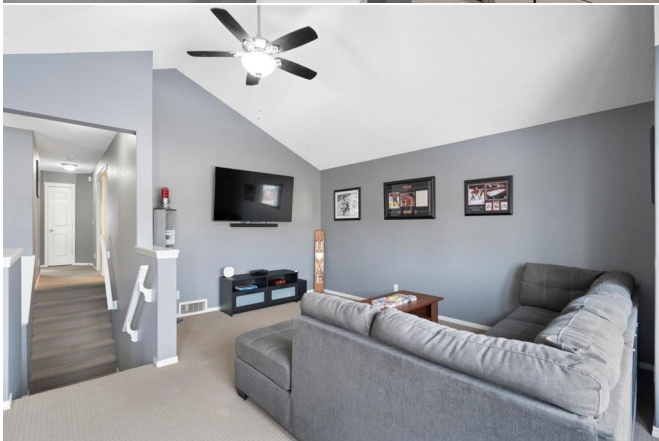
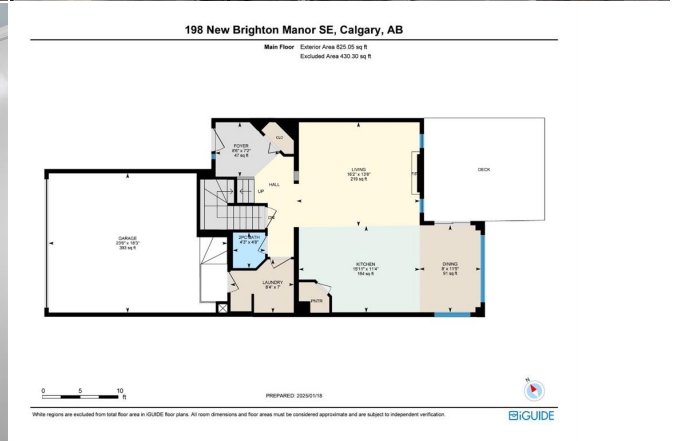
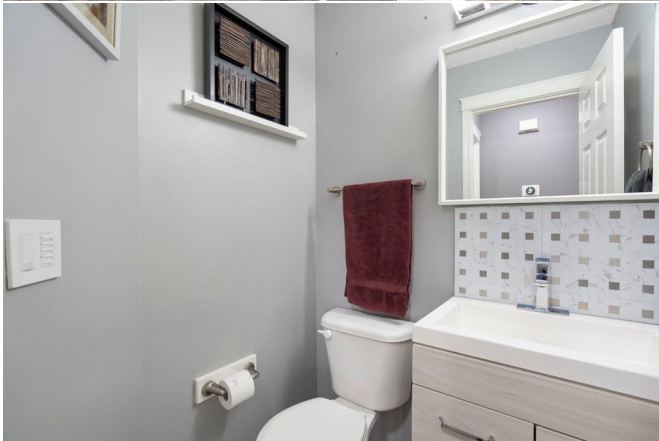
Pub Rmks: **Welcome Home! This stunning open-concept beauty is ready to steal your heart from the moment you arrive. Boasting curb appeal on a friendly street, you are just steps away from the community centre keeping you close to all the fun in this tight knit neighbourhood. You are welcomed into the bright and airy main floor, where natural light floods every corner, creating a warm and inviting space. The living area is the ultimate cozy escape, complete with a charming fireplace perfect for chilly evenings, movie marathons, or just curling up with your favorite book. The home boasts central AC so you will keep cool on those hot summer days. The modern kitchen is a showstopper, ideal for all foodies and families with sleek stainless steel appliances, a spacious corner pantry and oversized dual sinks. The centre island has sleek steel counter tops offering the perfect space for the busy family or entertaining. The main floor is rounded out with a convenient laundry room/ mudroom and stylish powder room. Step outside to enjoy the fabulous composite deck and landscaped outdoor space, perfect for summer barbecues and relaxing evenings. Upstairs, boasts a spacious bonus room with vaulted ceilings, offering a versatile space for movie nights, workouts, or a kids' play area. The primary bedroom is a great size and features a luxurious walk-in closet and a spa-inspired 4-piece en-suite with a jetted tub. Two additional well-sized bedrooms and a thoughtfully designed main bathroom complete the upper level. Roof was redone in 2022, HW tank in 2023 and Furnace in 2024 so all you need to do is move in and enjoy! There is quick access to McKenzie Towne shopping area, where you'll find everything you need, from groceries to dining, fitness centers, and more. Convenient commutes being close to Deerfoot and Stoney Trails, this home provides the perfect combination of convenience and community.**

Inclusions:
Property Listed By: **Ring Door Bell camera, Nest thermostat, playhouse, heater in garage, cabinets in bonus room, tv wall mounts in bonus room & primary bedroom, CIR Realty**

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











198 New Brighton Manor SE, Calgary, AB

2nd Floor Excluded Area 1133.42 sq ft
Excluded Area 48.11 sq ft



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PREPARED 2020/01/18



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



