



THE
A-TEAM

**RE/MAX
FIRST**

355 NEW BRIGHTON Place, Calgary T2Z 4W6

MLS®#: **A2189360**

Area: **New Brighton**

Listing Date: **01/21/25**

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

1
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
2pc Bathroom	Main	4`9" x 5`0"
Dining Room	Main	13`2" x 8`8"
Kitchen	Main	14`1" x 14`10"
Living Room	Main	16`8" x 18`8"
Bedroom - Primary	Main	14`4" x 17`0"
Bedroom	Lower	8`9" x 9`4"
Game Room	Lower	27`10" x 29`1"

Room	Level	Dimensions
4pc Bathroom	Main	7`10" x 10`1"
Foyer	Main	8`7" x 6`4"
Laundry	Main	9`4" x 7`0"
Bedroom	Main	13`11" x 9`11"
4pc Bathroom	Lower	8`0" x 5`0"
Bedroom	Lower	13`7" x 11`7"

Title: **Fee Simple**
 Legal Desc: **0611938**

Zoning: **R-G**

Remarks

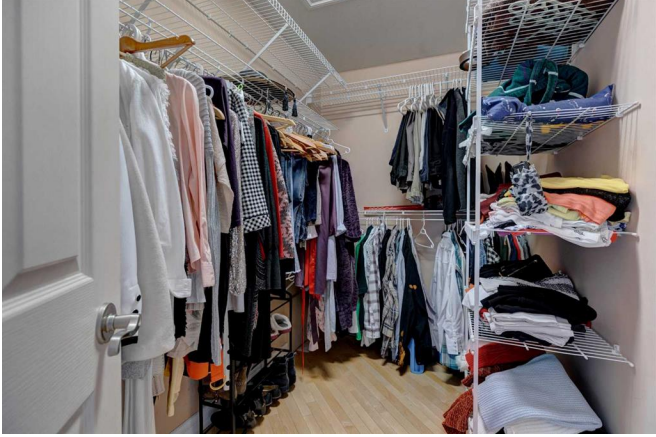
Pub Rmks: **Welcome to your exquisite, immaculately maintained, central A/C'd bungalow in the highly sought-after community of New Brighton, where pride of ownership meets undeniable luxury. This fully finished, beautifully landscaped corner lot home offers over 2,680 sqft of refined living space, including 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, Gas range, Dishwasher, Hoodfan microwave, Wine Refrigerator, Washer, Dryer, All window coverings, 7 X Ceiling fans, Garage door opener + remote, Central vacuum system + attachments, Water softener, Gazebo & Gazebo furniture, All TV mounting brackets**
 Property Listed By: **Real Broker**

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

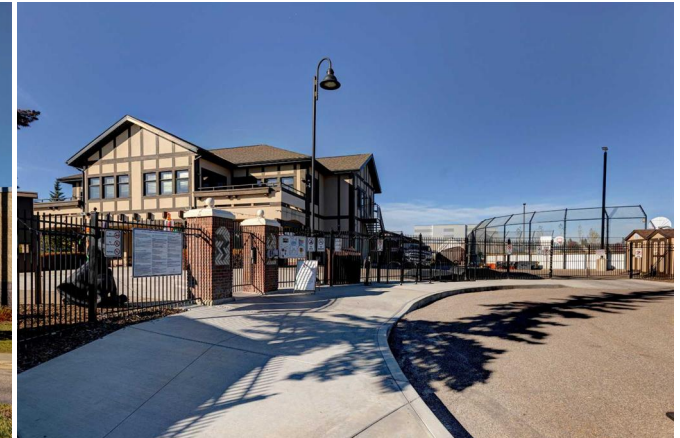
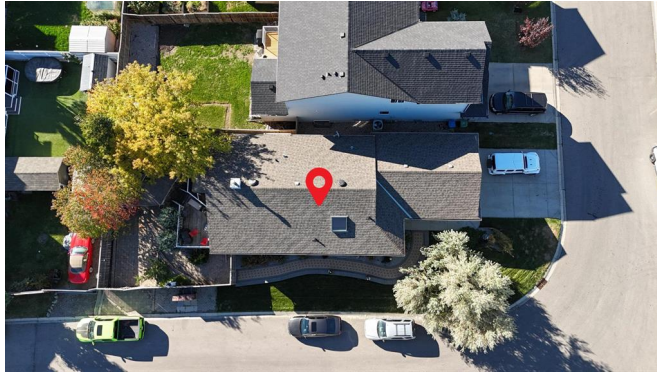












355 New Brighton Pl SE, Calgary, AB

Main Floor Exterior Area 1377.21 sq ft
Interior Area 1263.80 sq ft
Excluded Area 543.91 sq ft



0 5 10
PREPARED: 2024/10/08

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

355 New Brighton Pl SE, Calgary, AB

Basement (Below Grade) Exterior Area 1311.02 sq ft
Interior Area 1189.31 sq ft



0 5 10
PREPARED: 2024/10/08

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

