



THE
A-TEAM

**RE/MAX
FIRST**

3077 NEW BRIGHTON Grove, Calgary T2Z 1G3

MLS®#: **A2195319** Area: **New Brighton** Listing Date: **02/21/25** List Price: **\$628,888**
 Status: **Active** 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: **3,013 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,524**
 Low Sqft:
 Ttl Sqft: **1,524**

DOM

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

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Lawn**
 Park Feat: **Alley Access,Double Garage Detached,Heated Garage,Oversized**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Manufactured Floor Joist,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
 Int Feat: **Bathroom Rough-in,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Tankless Hot Water,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-G**
 Legal Desc: **1213261**

Remarks

Pub Rmks: **Nestled on a quiet street, this 1,525 sq. ft. home offers premium finishes, modern comforts, and an unbeatable location. With three spacious bedrooms, a sunny south-facing backyard, and a fully finished double garage, this home is designed for both convenience and style. Step into a welcoming foyer that leads to a stunning open-concept living area, featuring 9-ft ceilings, rich hardwood flooring, and a cozy gas fireplace—the perfect space for relaxing or entertaining. The kitchen is a standout with full-height cabinetry, gleaming quartz countertops, and high-end stainless steel appliances. The spacious dining area at the back of the home is flooded with natural light, making it the ideal spot for gathering with family and friends. Upstairs, you'll find three well-sized bedrooms, including a primary suite with a walk-in closet and spa-inspired ensuite, featuring a separate soaker tub and glass-enclosed shower. The basement is ready for your finishing touch, offering two windows and rough-in plumbing for future development. Outside, the fully fenced, south-facing backyard includes a deck with a gas line for barbecues—perfect for summer evenings. The fully serviced, 20x22ft garage is a dream workspace, complete with 120/240V power, heating, and and it backs onto a paved lane for added convenience. Other exceptional features & upgrades include: built-in speakers, triple-glazed windows, AC, on-demand tankless hot water, and central vacuum. Ideally located near schools, shopping, the YMCA, library, South Health Campus, and the ring road, this home is the perfect blend of modern luxury and everyday practicality. Move-in ready and packed with features—don't miss your chance to make this incredible home yours!**

Inclusions: **N/A**
Property Listed By: **Sotheby's International Realty Canada**

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







