

1948 NEW BRIGHTON Drive, Calgary T2Z 4G7

MLS®#:	A2195987	Area:	New Brighton	Listing Date:	02/24/25	L	ist Price:	\$599,900			
Status:	Active	County:	Calgary	Change:	None	A	Associatio	n: Fort McMurray			
		R.		<u>General Info</u> Prop Type: Sub Type:	ormation	Residential Detached				DOM 0 Layout	
				City/Town:		Calgary		Finished Floor Area		Beds:	4 (3 1)
	A CONTRACTOR			Year Built:		2005		Abv Sqft:	1,453	Baths:	3.5 (3 1)
1				Lot Informa Lot Sz Ar:	<u>LION</u>	3,831 sqft		Low Sqft: Ttl Sqft:	1,453	Style:	2 Storey
				Lot Shape:		5,052 54.0			2,400	<u>Parking</u> Ttl Park:	4
		-								Garage Sz:	2
					Back Yard,Landscaped,Treed Double Garage Attached						
						Utilities and	d Feature	5			

Roof:	Asphalt Shingle		Construction:	Construction: Stone,Vinyl Siding,Wood Frame Flooring:									
Heating:	Forced Air, Natural Gas		Stone,Vinyl Siding,Wood										
Sewer:			Flooring:										
Ext Feat:	None		Carpet, Hardwood, Lamin	Carpet, Hardwood, Laminate, Tile									
			Water Source:	• • • •									
			Fnd/Bsmt:	Fnd/Bsmt:									
			Poured Concrete	Poured Concrete									
Kitchen Appl:	Bar Fridge.Dis	Bar Fridge, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings											
Int Feat:	. .	Bar,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)											
Utilities:	,												
			Room Information										
<u>Room</u>	Level	<u>Dimensions</u>	Room	Level	Dimensions								
2pc Bathroom	Main		Dining Room	Main	11`0" x 7`11"								
Kitchen	Main	11`4" x 11`6"	Laundry	Main	8`1" x 5`6"								
4pc Bathroom	Upper		4pc Ensuite bath	Upper									
Bedroom	Upper	8`7" x 12`1"	Bedroom	Upper	10`3" x 9`2"								
Bedroom - Prir	mary Upper	12`3" x 12`6"	4pc Bathroom	Basement									
Bedroom	Basement	9`8" x 11`3"	Family Room	Basement	14`0" x 19`11"								
Living Room	Main	11`6" x 14`4"											
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Legal/Tax/Financial					
Title: Fee Simple Legal Desc:	Zoning: R-G 0511913				
	Remarks				
Pub Rmks: Inclusions: Property Listed By:	Welcome to your dream home in the heart of New Brighton! From the moment you step inside, you'll be captivated by the warmth and functionality this beautifully maintained home offers. Picture yourself enjoying cozy evenings in the spacious living room, complete with a charming gas fireplace that invites you to unwind. The open-concept main floor seamlessly connects the living, dining, and kitchen areas, making it perfect for entertaining guests or spending quality time with family. The kitchen is a chef's delight, featuring a generous amount of counter space, SS appliances, a corner pantry, and plenty of cabinetry for all your storage needs. Upstairs, you'll find three well-appointed bedrooms, including a serene primary suite with a private ensuite bathroom, offering a peaceful retreat to start and end each day. The upper level has been refreshed with new carpeting in 2022, complementing the rich hardwood floors on the main level that were also installed the same year. Fresh paint throughout the home in 2024 gives it a modern and inviting feel. The fully developed basement adds incredible value with a spacious rec room, a stylish wet bar—perfect for entertaining—and an additional bedroom and full 4-piece bathroom, ideal for guests or family members seeking privacy. Step outside and imagine summer barbecues or morning coffee on your large backyard deck. The double attached garage provides both convenience and additional storage space. Situated in the vibrant community of New Brighton, you'll love the easy access to parks, schools, shopping centers, and the community clubhouse, which includes tennis courts, a splash park, and skating rinks. This home truly has it all—space, style, and a location that can't be beat! Don't miss the chance to make this exceptional property your new home. Schedule your showing today! Hood Fan, Garage remote x 1, Central vacuum system (as is), Shelving in garage, TV mount. Royal LePage Benchmark				

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











