



THE
A-TEAM

**RE/MAX
FIRST**

116 NEW BRIGHTON Grove, Calgary T2Z 1G3

MLS®#: **A2196988** Area: **New Brighton** Listing Date: **02/26/25** List Price: **\$630,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **2,734 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,582**
 Low Sqft:
 Ttl Sqft: **1,582**

DOM

0
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Gazebo,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`2" x 11`10"
Living Room	Main	16`2" x 12`10"
Bedroom - Primary	Second	13`0" x 12`2"
Bedroom	Second	11`10" x 9`2"
2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Second	

Room	Level	Dimensions
Dining Room	Main	12`10" x 10`4"
Family Room	Basement	17`8" x 12`8"
Bedroom	Second	11`8" x 9`6"
Bedroom	Basement	11`10" x 10`10"
3pc Bathroom	Basement	
4pc Bathroom	Second	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1213261

Zoning:
R-G

Remarks

Pub Rmks:

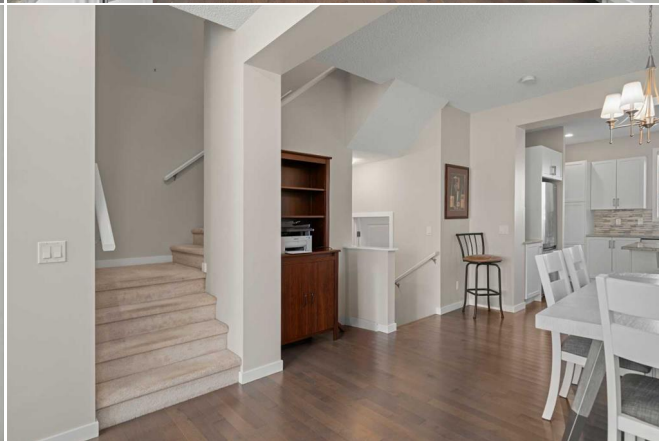
Welcome to this stunning 2-storey home, offering 4 bedrooms, 3.5 bathrooms, and a fully developed basement in a desirable neighborhood. With modern finishes, a bright and airy atmosphere, and an east-facing backyard, this home is perfect for all buyers. The main level features beautiful hardwood flooring, a spacious front living room, and a central dining area. The stylish white kitchen is complete with stainless steel appliances, quartz countertops, and ample cabinet space. Upstairs, you'll find three bedrooms, including the primary with a 4-piece ensuite, two additional bedrooms, a 4-piece shared bathroom, and a convenient upper-floor laundry room. The fully developed basement offers modern laminate flooring, a large family room, a fourth bedroom, and a 3-piece bathroom with a walk-in shower, plus a utility/storage room. Step outside to enjoy the low-maintenance backyard, featuring a stone patio, landscape rocks, and a charming pergola—a perfect retreat for morning coffee or evening gatherings. Additional highlights include a double detached garage and central air conditioning.

Inclusions:
Property Listed By:

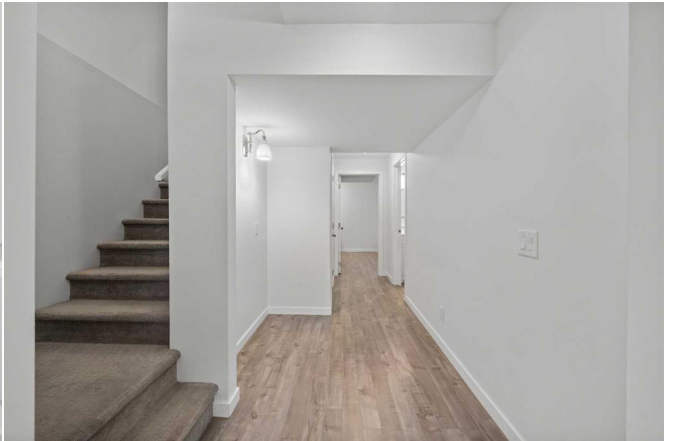
**Pergola in backyard
RE/MAX First**

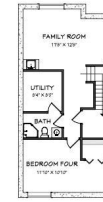
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











BASEMENT



DECK
16'0" x 10'0"
MAIN LEVEL



UPPER LEVEL