

**1772 New Brighton Drive SE**  
**Calgary, Alberta**

**MLS # A2254576**



**\$669,999**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,804 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

OPEN HOUSE SATURDAY SEPTEMBER 20th, 12pm - 3pm! Welcome to your new home in New Brighton! This beautifully renovated 4-bedroom property offers an incredible blend of comfort, style, and functionality. From the moment you step inside, the bright two-story foyer and open layout create a welcoming atmosphere that feels both spacious and inviting. The main floor has been fully updated with luxury laminate flooring, modern feature walls, and a freshly painted interior. The shaker-style painted kitchen is a true showstopper—complete with quartz countertops, stainless steel appliances, a massive island, and an oversized pantry. The open-concept design flows seamlessly into the dining and living areas, making it perfect for everyday living or entertaining. Step outside onto the large back deck where there’s plenty of space for a BBQ setup and patio furniture. Upstairs, you’ll find brand-new carpet throughout, a bright and versatile bonus room, and generously sized bedrooms. The primary suite is a true retreat with a walk-in closet and a spa-inspired ensuite featuring heated floors, a corner tub, and a separate shower. The fully finished basement offers even more living space with a large entertainment area wired for audio, a private office, a 4th bedroom, and another full bathroom with heated floors. For added comfort and convenience, this home comes with air conditioning and brand-new blinds already installed—taking away the hassle of having to add them after moving in. With its thoughtful updates, modern finishes, and move-in-ready condition, this property is the perfect blend of luxury and practicality.