

78 New Brighton Manor SE  
Calgary, Alberta

MLS # A2258105



\$799,000

|             |                                                                                                                             |            |                   |
|-------------|-----------------------------------------------------------------------------------------------------------------------------|------------|-------------------|
| Division:   | New Brighton                                                                                                                |            |                   |
| Type:       | Residential/House                                                                                                           |            |                   |
| Style:      | 2 Storey                                                                                                                    |            |                   |
| Size:       | 2,643 sq.ft.                                                                                                                | Age:       | 2003 (22 yrs old) |
| Beds:       | 3                                                                                                                           | Baths:     | 1                 |
| Garage:     | Double Garage Attached                                                                                                      |            |                   |
| Lot Size:   | 1.05 Acres                                                                                                                  |            |                   |
| Lot Feat:   | Back Yard, Garden, Gazebo                                                                                                   |            |                   |
| Heating:    | Forced Air                                                                                                                  | Water:     | -                 |
| Floors:     | Carpet, Hardwood, Tile                                                                                                      | Sewer:     | -                 |
| Roof:       | Asphalt Shingle                                                                                                             | Condo Fee: | -                 |
| Basement:   | Finished, Full                                                                                                              | LLD:       | -                 |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame                                                                                          | Zoning:    | R-G               |
| Foundation: | Poured Concrete                                                                                                             | Utilities: | -                 |
| Features:   | Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry |            |                   |
| Inclusions: | none                                                                                                                        |            |                   |

Discover this impeccably cared-for detached residence nestled in the desirable neighbourhood of New Brighton. Offering plenty of space and flexibility, this home features 4 bedrooms and 3.5 bathrooms, making it ideal for families of all sizes or those needing room for guests or extended family. As you enter, you'll be greeted by a welcoming main floor that showcases rich hardwood flooring, a carpeted front flex room perfect for a study or home office, and a handy guest bathroom. The kitchen is both stylish and practical, outfitted with stainless steel appliances and seamlessly connected to the open-concept living area, where a fireplace creates a cozy atmosphere for unwinding or hosting friends. Upstairs, you'll find three well-sized bedrooms, including a tranquil primary suite with a walk-in closet and a spa-inspired ensuite bathroom. A second full bathroom provides comfort and convenience for the remaining bedrooms. The fully finished basement expands your living space, featuring a large rec room with a custom-built entertainment center, included AV setup, and integrated speaker wiring &mdash; a dream setup for movie lovers or game nights. You'll also find a fourth bedroom, another full bathroom, and a laundry room equipped with a brand-new washer and dryer. Other updates and upgrades include a central vacuum system and a recently replaced hot water tank. Step outside to a private, landscaped backyard complete with a spacious deck, stone patio, pergola, and a storage shed &mdash; a perfect space to enjoy Calgary's beautiful summers. This home truly offers a blend of comfort, style, and practicality &mdash; all in a welcoming, family-oriented community. An excellent opportunity you won't want to miss!