

683 New Brighton Drive SE  
Calgary, Alberta

MLS # A2219951



## \$659,900

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,032 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<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>	Bathroom Rough-in, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

This move-in ready home with new carpet and new paint throughout blends contemporary design with family functionality. Step inside to discover a home that flows seamlessly from room to room, with vinyl plank flooring, linoleum and carpet that combines durability with sophisticated style. The main level's open concept design creates an inviting atmosphere perfect for both everyday living and entertaining guests. The kitchen features stainless steel appliances and a spacious island that serves as the natural gathering point for family meals and conversations. This thoughtfully designed residence boasts three generously proportioned bedrooms, including a primary retreat complete with a walk-in closet and an ensuite bathroom. Two additional bedrooms provide comfortable accommodations for family members or guests. The central bonus room represents the heart of family life, offering a versatile space that adapts effortlessly to your lifestyle needs &ndash; whether serving as a media room for movie nights, a comfortable lounge for quiet reading, or a play area for children. Year-round comfort is assured with central air conditioning, a premium feature that maintains the perfect temperature regardless of Calgary's seasonal extremes. The oversized double garage provides abundant space for vehicles and storage with paved RV parking next to it. Outside, enjoy the spacious deck and embrace the freedom of no-maintenance landscaping, allowing you to enjoy your precious leisure time pursuing activities you love rather than being burdened with yard work. New Brighton stands as one of Calgary's premier communities, and this location places you at the centre of convenience and recreation. Just minutes from your doorstep, New Brighton Gate offers everything from retailers to coffee shops, and essential services including medical and dental clinics. Families will

appreciate the proximity to excellent educational options including New Brighton School, Copperfield School, and several well-regarded childcare facilities. Outdoor enthusiasts will delight in the community's abundant green spaces, including numerous parks, playgrounds, and the picturesque New Brighton pond (just a stone's throw from this home) with its walking paths. The community also boasts a private residents' club with a water park, tennis courts, and year-round programming for all ages. Connectivity is seamless with easy access to major transportation arteries including Stoney Trail and Deerfoot Trail, putting downtown Calgary approximately 25 minutes away and Calgary International Airport within a comfortable 20-minute drive. This strategic location balances peaceful residential living with urban accessibility. This offering in New Brighton represents more than just a home – it embodies a lifestyle of comfort, convenience, and community in one of Calgary's most desirable addresses. Contact your favourite realtor today for your private showing.