

1061 New Brighton Grove SE
Calgary, Alberta

MLS # A2221940



\$590,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,505 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Vinyl Windows		

Inclusions: NONE

OPEN HOUSE SUNDAY JUNE 1ST 1-3PM Welcome to your new home in the heart of New Brighton, a family orientated neighborhood filled with parks, playgrounds, schools, shopping and a clubhouse with numerous programs and facilities. This reverse walk-out home offers a fantastic floor plan with more than 2100 square feet of living space, a total of 4 bedrooms and 3 1/2 bathrooms, perfect for a growing family or multi generational living. The main living area offers a chef inspired kitchen with granite counter tops and stainless appliances, the adjoining living room for family gatherings and the open dining room overlooking the south back yard, there is a back mud room entrance and a 2 piece bath to complete this floor. On the landing of the stairs to the second floor is a cozy den/ office nook, perfect for home work or working from home. The second floor offers a primary suite with a walk in closet and a 4 piece ensuite as well as 2 additional bedrooms, another 4 piece bath and the laundry. The lower level offers a huge recreation room and bedroom and the third 4 piece bathroom as well as a large furnace/utility room. The property is completed with a deck a fully fenced south backyard and a double detached garage.