

2060 New Brighton Grove SE  
Calgary, Alberta

MLS # A2164256



## \$599,900

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,355 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1N

**Utilities:** -

**Inclusions:** wardrobe at back door, smaller shed by house

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home on a quiet cul-de-sac in a fantastic neighborhood. Featuring hardwood floors throughout the main level, this home boasts a bright, open kitchen perfect for gatherings, with a brand new refrigerator and dishwasher. The fully finished basement offers a spacious family room and plenty of storage. Step outside to a private yard, with the option to add a garage with a paved lane for extra convenience. Whether you're relaxing indoors or enjoying the peaceful outdoor space, this home offers the ideal blend of comfort and style. Welcome home!