

142 New Brighton SE
Calgary, Alberta

MLS # A2167432



\$479,900

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,600 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Lawn, Level		

Heating: Forced Air

Water: -

Floors: Carpet, Ceramic Tile, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 318

Basement: None

LLD: -

Exterior: Wood Frame

Zoning: M-1 d75

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: none

Upgraded 3-Storey Townhouse with Double Attached Garage – Under \$500K! If you're in the market for a bright, open-concept home with a double attached garage in Calgary, this stunning 3-storey, 1,600 sq/ft townhouse, built by Cedarglen, is a must-see! Priced under \$500k, this upgraded gem offers modern living in a prime location. Upon entering, you'll notice the spacious foyer, which provides access to the double attached garage and the convenient laundry room. As you head upstairs, the main floor opens up to a large, airy living area centered around a stylish quartz island with seating for four. The kitchen is not only functional but also eye-catching, with stainless steel appliances, full-height espresso cabinets (with an extended section for extra storage), and a timeless subway tile backsplash. The dining room is bright, featuring large windows and access to a huge covered balcony, perfect for outdoor entertaining. The living room, with its expansive windows, overlooks a lush green space courtyard, providing a serene view. A cozy office nook on this floor is ideal for remote work or could be transformed into a cozy reading space. The entire main floor is finished with beautiful laminate flooring and includes a private powder room for added convenience. Upstairs, you'll have the luxury of choosing between two primary suites, each boasting its own ensuite bathroom and walk-in closet. Whether you prefer a tub or a stand-up shower, this home has you covered! A versatile den/loft space completes this level, offering endless possibilities as a home gym, gaming area, or additional living space. Located across from pathways and green spaces, this townhouse is just minutes away from the shopping on 130th Avenue, with easy access to both Deerfoot and Stoney Trail. This is a rare find—don't miss out on your chance to own this incredible

home!