

146 New Brighton Close SE  
Calgary, Alberta

MLS # A2177762



## \$679,900

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,861 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Garden, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Freezer in Basement, Piano

**\*\*Open House Sunday November 10 from 1:00-4:00pm\*\*** 3 BEDROOM / 3 BATHROOM - Welcome to 146 New Brighton Close! This exquisite home boasts 3 bedrooms, 3 bathrooms, and 1860 square feet of meticulously designed living space. As you step inside, you'll be captivated by the large, South facing windows that grace the main floor living area and fills the space with natural light. The open concept floor plan seamlessly flows into the living room, kitchen, and dining room making this home perfect for entertaining friends and family. The modern kitchen is a chef's paradise, featuring an Gas Range, granite counter tops, and built-in appliances. Whether you're cooking up a culinary masterpiece or enjoying a casual breakfast, this space will surely inspire your inner chef. The spacious Primary bedroom is your private sanctuary, offering ample walk-in closet space, and providing access to your 5-piece ensuite bathroom. Step outside to the beautifully maintained backyard, perfect for relaxing, or hosting outdoor gatherings. The community of New Brighton offers convenient access to shopping, schools, and recreation facilities with easy connection to Deerfoot Trail and Stoney Trail. Don't miss the opportunity to make this extraordinary property your own. Contact us today to schedule a private viewing and experience the charm of 146 New Brighton Close for yourself!