



# 230 New Brighton Circle Calgary Alberta

\$649,900

Welcome to this charming Air Conditioned home located in the heart of New Brighton, a vibrant and family-friendly community! Fully developed on all 3 levels to offer an abundance of family living ~ Step inside to discover a spacious main floor featuring an open-concept kitchen, complete with stainless steel appliances, a large kitchen island perfect for meal prep and casual dining, and ample storage throughout. The kitchen flows seamlessly into the dining area and cozy living room, where a gas fireplace adds warmth and ambiance. A convenient half bath and laundry room complete this level, with tile and carpet flooring providing a comfortable and stylish touch. Upstairs, you will find a large open bonus room, ideal for a second living space, playroom, or home theater. The primary suite offers a private retreat with a walk-in closet and a 4-piece ensuite, featuring both a relaxing tub and a separate shower. This floor also includes two additional bedrooms and a 4-piece bathroom. The fully finished basement provides an excellent family space for entertaining, complete with a pool table and a corner nook that can serve as a home office or gym. A 2-piece bath and additional storage make this level both functional and fun. Step outside to enjoy the beautiful deck and fully fenced yard--the perfect outdoor retreat for kids, pets, and family gatherings ~ the mature trees and orientation of the yard, create a spectacular private retreat. A two-car double attached garage offers convenience and extra storage. This home has been thoughtfully upgraded over the years with a water heater replaced in 2015, a new roof in 2017, a dishwasher in 2019, a stove in 2021, and a hood fan in 2024 - thats a lot of updates! Living in New Brighton offers access to incredible community amenities. The New Brighton Clubhouse is just around the corner, with a splash park, tennis courts, and year...

- Recreational, Games room 24.00 Ft x 13.50 Ft
- 2pc Bathroom 5.00 Ft x 5.00 Ft
- Kitchen 12.00 Ft x 11.50 Ft
- Dining room 12.00 Ft x 8.00 Ft
- Living room 14.00 Ft x 13.00 Ft
- Laundry room 8.00 Ft x 5.50 Ft

- Bonus Room 18.00 Ft x 13.00 Ft
- Primary Bedroom 14.00 Ft x 13.00 Ft
- Bedroom 9.50 Ft x 9.50 Ft
- Bedroom 10.00 Ft x 9.00 Ft
- 4pc Bathroom 8.00 Ft x 5.50 Ft
- 4pc Bathroom 11.00 Ft x 7.00 Ft


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