



304 New Brighton Place Calgary Alberta

\$629,900

Welcome to 304 New Brighton Place SE where you will discover a massive and spacious corner lot presenting an amazing opportunity for all of your creative landscape ideas. Fully enclosed with a great privacy fence and expansive 24 foot wide deck overlooking your blank canvas, invites you to create a whole other additional living space for you and your family to enjoy. The corner lot is the gateway to two 'no through' cul de sacs, so only local traffic will be passing by and the length of the lot offers ample street parking for family and friends to utilize. Situated within steps to New Brighton School, without being on the main drive, as well as Brightonstone Playground and the New Brighton Residents Association, you are perfectly located to enjoy an abundance of offerings this great community has to offer. Reflecting great value this home features a stunning two storey foyer upon entering to invite you into the thoughtfully designed open floor plan that showcases the abundance of natural daylight that enters this home, especially while being located on a corner. The spacious kitchen offers a central island with raised eating bar with stylish pendant lighting, beautiful granite counter tops through out the home, newer stainless steel appliances, all updated within the last 5 years and corner pantry, all overlooking the generous dining room with sliding glass French doors out to your large deck with a built-in bench. The sizeable living room features a cozy corner gas fireplace with mantle and tile surround which has been just inspected and updated by a technician. The upper level offers almost another 1000sqft of additional living space with a great Bonus Room located on one side of the home separating the space from the bedroom wing. Three great bedrooms are featured with the Primary Bedroom including a lovely 4pc private en suite with corner jetted tub, stand alone...

Living room 5.03 M x 3.63 M

Kitchen 3.38 M x 3.38 M

Dining room 3.33 M x 2.26 M

Foyer 3.28 M x 1.40 M

Laundry room 2.52 M x 1.68 M

2pc Bathroom 1.47 M x 1.42 M

Primary Bedroom 4.14 M x 3.66 M

Other 1.78 M x 1.42 M

4pc Bathroom 3.33 M x 2.64 M

Bedroom 3.02 M x 2.69 M

Bedroom 3.07 M x 2.74 M

4pc Bathroom 2.74 M x 1.50 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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