



# 191 New Brighton Drive Calgary Alberta

\$729,900

Welcome to this remarkable corner lot home facing east, nestled in the highly sought-after Southeast community of New Brighton. Boasting over 3100 square feet of living space, this home embodies luxury and functionality. Step inside to find the main level adorned with a rich hardwood espresso floor, seamlessly connecting an enclosed den to the open-concept kitchen and living room. The gourmet kitchen, featuring granite countertops, glass-paneled cabinets, and a spacious pantry, is a chef's dream. The living room exudes elegance with its 18-foot ceiling, a captivating chandelier, and a gas fireplace surrounded by a custom-built wall unit, offering both functionality and aesthetic charm. The space is bathed in natural light from huge west-facing windows, inviting ample sunshine and enhancing the room's inviting ambiance. Convenience meets style with a laundry room and powder room on this level. Ascend the spiral staircase to discover the second level, offering a spacious primary bedroom with a luxurious 4-piece ensuite bathroom featuring a walk-in closet and soaker tub, alongside two more generous bedrooms and a full bathroom. An inviting bonus room facing east overlooks a scenic city park, basking the space in natural light. The fully developed basement boasts a kitchenette, a bedroom, a versatile den that doubles as a second bedroom, a bathroom, and a sprawling recreational room perfect for entertainment. Outside, the backyard paradise showcases a vast deck, ideal for delightful BBQs and cherished family gatherings. The New Brighton Community is an added gem, providing parks, playing fields, and a recreation center, making this home a haven for a splendid lifestyle. (id:6769)

Primary Bedroom 12.58 Ft x 15.92 Ft

4pc Bathroom 10.67 Ft x 8.00 Ft

Other 4.25 Ft x 8.83 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Bedroom 10.00 Ft x 10.92 Ft

Bedroom 9.92 Ft x 10.83 Ft

Bonus Room 18.00 Ft x 13.00 Ft

Bedroom 13.83 Ft x 10.00 Ft

Other 13.08 Ft x 5.92 Ft

Recreational, Games room 22.08 Ft x 12.75 Ft

Dining room 12.42 Ft x 10.25 Ft

Living room 13.92 Ft x 16.50 Ft

Kitchen 12.42 Ft x 12.50 Ft

Den 10.00 Ft x 11.42 Ft

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Listing Presented By:



Originally Listed by:  
GREATER PROPERTY GROUP

## RE/MAX<sup>®</sup>

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Laundry room 2.58 Ft x 3.08 Ft  
4pc Bathroom 8.83 Ft x 4.92 Ft  
Den 12.67 Ft x 11.50 Ft

Other 4.58 Ft x 5.75 Ft  
2pc Bathroom 5.42 Ft x 5.00 Ft