



## 23 New Brighton Close Calgary Alberta

\$710,000

REMODELLED MODERN FARMHOUSE | SOUTH BACKYARD Welcome to 23 New Brighton Close--a stunning family retreat nestled in the highly sought-after community of New Brighton. This south backing lot gem captivates from the very first glance, showcasing beautiful curb appeal with its contemporary design and inviting exterior. Designed with family living and entertaining in mind, this "like-new" 2-storey home features an open-concept layout that balances elegance and comfort. Step inside to discover a bright, airy main floor adorned with modern flooring throughout. The chef-inspired kitchen is a showstopper, featuring premium cabinetry, stainless steel appliances, a gas stove, and a convenient eat-up bar for casual meals or gatherings. Storage is never an issue here, thanks to the large pantry and ample cabinetry. Flowing seamlessly from the kitchen is the spacious dining area and a sunlit living room with a full wall of windows overlooking the private backyard--an entertainer's dream! This area also boasts a cozy gas fireplace and direct access to the south-facing backyard. Upstairs, you'll find three generously-sized bedrooms, each offering plenty of natural light and closet space. The primary suite is an elegant escape, featuring a spacious and luxurious 4-piece ensuite. Additional conveniences include upstairs laundry and a 3-piece bathroom for family or guests. The basement is an open canvas ready for your personal touch, offering an opportunity to create an additional living space, home gym, or recreation room that fits your lifestyle. Located in the vibrant community of New Brighton, this home combines the peace of suburban life with easy access to everything you need. Nearby shopping, dining, and excellent schools make this a perfect neighborhood for families. This home truly has it all--beautifully appointed, immaculately maintained, and perfectly situated in a family-fr...

Recreational, Games room 24.00 Ft x 16.50 Ft

3pc Bathroom 9.50 Ft x 5.50 Ft

Kitchen 10.00 Ft x 10.00 Ft

Dining room 12.00 Ft x 9.50 Ft

Living room 17.00 Ft x 14.00 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft

Laundry room 6.00 Ft x 3.00 Ft

Primary Bedroom 14.50 Ft x 11.00 Ft

Bedroom 10.00 Ft x 10.00 Ft

Bedroom 12.00 Ft x 9.50 Ft

4pc Bathroom 9.50 Ft x 5.00 Ft

4pc Bathroom 10.00 Ft x 5.00 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<http://www.topcalgaryrealestate.com/>

**RE/MAX**

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

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

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

