



411 New Brighton Place Calgary Alberta

\$685,000

OPEN HOUSE ~ Saturday, June 21, 3:00-5:00 ~ This inviting two-storey home in New Brighton offers a practical layout with thoughtful design and ample space for everyday living. The front-facing garage and welcoming porch add curb appeal, while the north-facing orientation ensures a comfortable temperature year-round. Upon entering, you'll find the staircase to your left, leading to the upper level. Straight ahead, is the spacious office, completed with beautiful french doors and featuring a large window facing the front door--ideal for keeping a close eye on the comings and goings of the home! Beyond the office, the open-concept main floor features a kitchen with an island and ample pantry space, a dining area adjacent to the backyard door, and a living room centered around a stone fireplace and further embellished with beamed ceiling details. The backyard is a highlight, offering a large deck, expansive lawn, storage shed, and a fully fenced yard that enjoys plenty of sunshine--perfect for outdoor activities and projects. To complete the main level, you will find a half bathroom, the garage entrance and a laundry room, providing added convenience. Upstairs, a spacious bonus room with a ceiling fan offers a versatile area for relaxation or play. Just a few steps further, a four-piece bathroom serves the three bedrooms, including the primary suite. The primary bedroom connects to a large ensuite with a walk-in shower, jetted tub, and walk-in closet. The other two bedrooms are well-sized, each with large windows, ceilings fans, and closet space. In the basement you will find even more beamed ceilings and a large open concept space ideal for flexible use as you see fit. An additional half bath adds further functionality. Additional highlights include a new roof and central vacuuming, providing peace of mind for years to come. Living in New Brighton means enjoying a fam...

2pc Bathroom 5.50 Ft x 5.75 Ft

Recreational, Games room 23.92 Ft x 34.17 Ft

Dining room 11.42 Ft x 9.50 Ft

Kitchen 13.58 Ft x 12.25 Ft

Laundry room 5.33 Ft x 7.92 Ft

Living room 15.08 Ft x 15.33 Ft

Office 11.00 Ft x 8.75 Ft

4pc Bathroom 5.92 Ft x 8.58 Ft

4pc Bathroom 9.75 Ft x 10.25 Ft

Bedroom 11.50 Ft x 10.00 Ft

Bedroom 11.83 Ft x 10.50 Ft

Family room 18.08 Ft x 14.92 Ft

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Listing Presented By:



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(CENTRAL)**

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2pc Bathroom 3.42 Ft x 7.25 Ft

Primary Bedroom 12.00 Ft x 13.50 Ft