



95 New Brighton Landing Calgary Alberta

\$599,900

This little gem nicely and quietly tucked away in the lovely community of New Brighton will have you falling in love with the idea of Bungalow living all over again. With FOUR BEDROOMS and THREE BATHROOMS, there is ample room for all to enjoy. Whether you are a young growing family, ready to right size into one level living or considering the possibility of being an entrepreneur with a fantastic investment opportunity, this home will fit the bill. These tenants would absolutely love to stay but are also ready to move on to their next adventure if necessary. They have cared for this house as it were their own home and it shows. Clean and well taken care of, you will immediately be welcomed into almost 2000sqft of developed living space that is warm and cozy while being bright and beautiful. Stepping up to the main living area you will notice right away the gorgeous vaulted ceiling offering a 10ft peak opening up the space to include a great kitchen boasting GRANITE COUNTERTOPS, extended island creating a nice raised eating bar, classic subway tile back splash, sleek stainless steel appliances, corner pantry and a beautiful sunlit skylight that invites an abundance of natural daylight into the home. You will discover TWO BEDROOMS on the main floor with the Primary Bedroom boasting your very own en suite, while the secondary bedroom would be an ideal office or nurse. All of this that opens up to your spacious living room with the continued vaulted ceiling that carry's your sightline over, through over sized windows, into the back yard framed in by mature trees giving you a sense of being in an A-frame cabin. The FULLY FINISHED lower level offers so much additional living space with a huge family room with a corner gas feature fireplace with tile surround and wooden mantle. You will discover TWO MORE BEDROOMS (ONE WITH A WALK-IN CLOSET), A STYLISH FULL BATH and an add...

Family room 17.92 Ft x 14.17 Ft

Bedroom 11.42 Ft x 8.67 Ft

Bedroom 11.58 Ft x 10.00 Ft

Other 5.67 Ft x 3.67 Ft

Other 13.08 Ft x 9.50 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft

Kitchen 13.08 Ft x 12.50 Ft

Dining room 11.08 Ft x 10.00 Ft

Pantry 3.58 Ft x 3.58 Ft

Primary Bedroom 14.08 Ft x 10.58 Ft

3pc Bathroom 8.67 Ft x 6.00 Ft

Bedroom 9.58 Ft x 8.42 Ft

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Listing Presented By:



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RE/MAX

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

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Furnace

11.00 Ft x 7.75 Ft

2pc Bathroom

5.58 Ft x 4.67 Ft

Living room

14.83 Ft x 11.83 Ft

Foyer

7.25 Ft x 5.58 Ft