



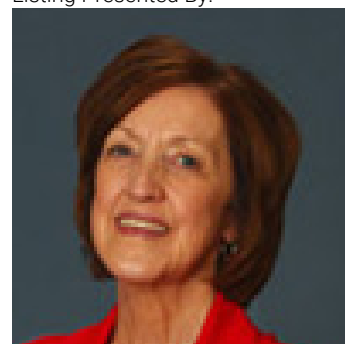
# 1233 New Brighton Drive Calgary Alberta

\$594,900

Stunning 3 bed, 4 bath home. Welcome to your dream home in the vibrant community of New Brighton! This beautifully designed property features 3 spacious bedrooms and 4 modern bathrooms, with just under 1700 sq/ft of total developed living space, perfect for families or anyone seeking extra space. Key features include central air conditioning, a bright & open layout with abundant natural light throughout the main living areas. The gourmet kitchen boasts modern stainless appliances, ample counter space, and a cozy dining area—ideal for entertaining. A main floor living space with loads of room to unwind after a long day. A 2pc bath is also on this level. Upstairs you find a luxurious primary bedroom with an 4 pc ensuite bathroom and a generous walk-in closet. Two more nice size bedrooms and a 4 pc bath. Discover additional living space in the fully finished basement, perfect for a home theatre, playroom, office or even a large open 4th sleeping area. A 2pc bathroom, utility room, and a huge storage space for extra items complete the basement level. A fully fenced back yard greets you when stepping outside with a spacious back deck, perfect for summer barbecues and relaxing evenings under the stars. The property includes a convenient detached garage, providing ample storage and parking space. Prime Location! Located just steps away from a bus stop right outside the front door. Close to several schools, fuel station, grocery stores, daycares, parks, and community amenities, making it easy to enjoy everything New Brighton has to offer. Don't miss this opportunity to make this stunning home your own! Contact us today to schedule a viewing. (id:6769)

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|--|---------------------------------|
| Primary Bedroom 12.67 Ft x 13.17 Ft          | 2pc Bathroom 5.58 Ft x 4.75 Ft  |
| 4pc Bathroom 5.92 Ft x 7.67 Ft               | Furnace 7.83 Ft x 10.17 Ft      |
| Bedroom 9.25 Ft x 10.25 Ft                   | Living room 15.17 Ft x 14.42 Ft |
| Bedroom 9.50 Ft x 10.08 Ft                   | Kitchen 9.92 Ft x 10.67 Ft      |
| 4pc Bathroom 8.00 Ft x 5.00 Ft               | Dining room 10.50 Ft x 12.42 Ft |
| Recreational, Games room 11.42 Ft x 27.83 Ft | 2pc Bathroom 5.08 Ft x 4.75 Ft  |

Listing Presented By:



Originally Listed by:  
Grassroots Realty Group



**CIR**

**REALTY**

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca