



# 1803 New Brighton Drive Calgary Alberta

\$649,000

For more information, please click Brochure button. Welcome to this beautiful home in the desirable New Brighton community! This home offers an open, spacious layout with 9-foot ceilings that create a bright and airy feel. The living room is inviting, and the new luxury vinyl flooring adds a modern touch across both levels. The main floor features an open-concept kitchen with stainless steel appliances, granite countertops, and a large island perfect for cooking and entertaining. Upstairs, you'll find 3 comfortable bedrooms and 2 full bathrooms, all with granite countertops. The fully finished basement provides extra living space with a large family room, one bedroom, a full bathroom, a laundry area, and plenty of extra storage. Additional features include solar panels, a water filtration system, and a new roof installed in 2022. Outside, enjoy a large deck and a solid shed for even more storage space. Great Location: This home is ideally located near schools, parks, shops, restaurants, and larger shopping centers along 130th Avenue and Seaton. It also has easy access to Deerfoot Trail and Stoney Trail for quick and convenient commuting. (id:6769)

Recreational, Games room 16.08 Ft x 17.83 Ft  
 3pc Bathroom 4.92 Ft x 7.92 Ft  
 Laundry room 7.17 Ft x 3.17 Ft  
 Furnace 9.33 Ft x 6.08 Ft  
 Bedroom 13.83 Ft x 15.17 Ft  
 Other 5.08 Ft x 6.67 Ft  
 Living room 12.67 Ft x 19.00 Ft  
 Kitchen 15.00 Ft x 9.00 Ft  
 Dining room 10.42 Ft x 12.83 Ft

Other 3.92 Ft x 3.25 Ft  
 2pc Bathroom 5.25 Ft x 5.17 Ft  
 Primary Bedroom 13.58 Ft x 12.83 Ft  
 Other 4.33 Ft x 5.83 Ft  
 4pc Bathroom 8.83 Ft x 7.75 Ft  
 4pc Bathroom 7.83 Ft x 4.92 Ft  
 Bedroom 9.58 Ft x 9.25 Ft  
 Bedroom 9.83 Ft x 9.33 Ft

Listing Presented By:



Originally Listed by:  
 Easy List Realty

<http://www.easylistrealty.ca/>



**CIR**

**REALTY**

149 West Lakeview Point , Calgary, AB,

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