



# 108 New Brighton Grove Calgary Alberta

\$649,900

Beautiful 2-Story Home on a Quiet Street in New Brighton! Welcome to this stunning 2-story home featuring 3 bedrooms and 2.5 baths, situated on a serene street in the desirable New Brighton community. This residence boasts high ceilings, an open kitchen, and modern upgrades, including stylish light fixtures and electric Hunter Douglas blinds in the living room. The oversized double garage comes equipped with 8ft doors and 240-volt power for your electric car. Freshly painted throughout, the main floor offers an airy open concept design. The living room features an open-to-below layout, connecting seamlessly to the lower family room. The spacious dining area, enhanced by high ceilings and large windows, overlooks the open kitchen, making it perfect for entertaining. A convenient half bath is also located on the main floor. Step outside to a low-maintenance backyard complete with a large deck and access to the double garage and a gravel pad ready for your future hot tub. The master bedroom on the upper floor includes a walk-in closet and a full ensuite bath. Two additional bedrooms on this level are spacious and private, complemented by a 4-piece bathroom. The developed basement features a cozy family room, a bar, and a large storage area that offers potential for additional living space and a roughed in bathroom. Conveniently located close to transit, this home ensures easy commuting. Enjoy nearby tot lots, schools, and scenic walking and bike paths. Don't miss the opportunity to make this exceptional home yours! (id:6769)

Recreational, Games room 17.75 Ft x 18.33 Ft  
Furnace 17.75 Ft x 23.17 Ft  
Living room 18.67 Ft x 14.83 Ft  
Kitchen 14.67 Ft x 12.42 Ft  
Dining room 10.00 Ft x 8.00 Ft  
2pc Bathroom Measurements not available

Foyer 6.75 Ft x 5.67 Ft  
Primary Bedroom 14.75 Ft x 13.08 Ft  
Bedroom 9.33 Ft x 9.50 Ft  
Bedroom 9.17 Ft x 11.75 Ft  
4pc Bathroom Measurements not available  
4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.shannonsellscalgary.com>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca