



## 1953 New Brighton Drive Calgary Alberta

\$728,888

Escape the ordinary and step into a haven of light and space in this stunning detached home nestled in the vibrant community of New Brighton. This meticulously maintained 4-bedroom, 3.5-bathroom residence boasts an abundance of natural light, a finished basement for endless possibilities, and a captivating backyard perfect for outdoor entertaining. Main floor welcomes with open concept layout with upgraded luxury vinyl plank flooring throughout the main, a spacious kitchen with S/S appliances, maple cabinets with crown molding, new backsplash, island with eating bar, ample counter space with quartz countertops, and a bright airy open concept great room with a cozy corner fireplace. The dining area has upgraded lighting and a huge window overlooking your fully fenced and lovingly landscaped yard. Around the corner is the 1/2 bath, and main floor laundry. Upstairs, three generously sized bedrooms offer ample space for rest and rejuvenation. The master suite is a true sanctuary, complete with a private bathroom and walk-in closet, providing a haven for quiet contemplation and restful nights. 2nd floor offers 2 more spacious bedrooms and 3 piece main bath and a large family room. The finished basement adds another dimension to this home, offering a versatile space for a home theater, one large bedroom, and 3 pc bathroom. Step outside and discover your private oasis. The meticulously landscaped backyard is perfect for al fresco dining, lazy afternoons, or hosting memorable summertime barbeques. Custom cedar-covered deck with lights with a curved arch design that is all transitioned to the home perfectly. The composite deck extends out to a stamped concrete patio, and artificial grass. So you know what that means...no maintenance! Situated in a desirable neighborhood, this home offers easy access to parks, schools, shopping centers, and dining options. Enjoy the conv...

4pc Bathroom 5.58 Ft x 8.08 Ft

4pc Bathroom 10.92 Ft x 7.08 Ft

Bedroom 9.17 Ft x 11.83 Ft

Bedroom 10.42 Ft x 10.00 Ft

Family room 18.25 Ft x 14.08 Ft

Primary Bedroom 14.50 Ft x 13.25 Ft

Recreational, Games room 12.75 Ft x 20.08 Ft

Furnace 8.67 Ft x 13.92 Ft

2pc Bathroom 4.67 Ft x 5.75 Ft

Other 12.08 Ft x 7.58 Ft

Kitchen 12.50 Ft x 11.50 Ft

Laundry room 8.67 Ft x 5.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company

<https://www.soldbuyharry.com/>



**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

3pc Bathroom 8.17 Ft x 7.25 Ft

Living room 12.75 Ft x 14.08 Ft

Bedroom 10.92 Ft x 15.92 Ft