



## 2103 New Brighton Park Calgary Alberta

\$579,900

This inviting 2 Storey home is not your typical cookie cutter home, it is full of character and is very unique with its reverse layout! It's the perfect home for a family to live in. Located in the sought after SE community of New Brighton, this property has tons of amazing features. It is a family home which provides a comfortable space for anything you need. The front of the home provides an appealing look and has some cute curb appeal. As you walk through the home, you will notice its cozy layout. When you first step in you can walk up the stairs and are greeted to the spacious kitchen with a massive granite center island, dining area and living room. The high vaulted ceiling gives it a luxurious feel and brings in an abundance of natural light. With all the space it's great for dinner parties and hosting, while letting your kids play in the living room while being part of the fun, or relaxing by the beautiful fireplace after dinner. Going down to the main level you have the primary bedroom with an ensuite and walk in closet, as well as a secondary bedroom also with its own ensuite and walk in closet. At the back of the house is the laundry room and mudroom which complete the main floor. Walking down the stairs into the basement, you see a huge family room that has been set up as a kids play area and allows them to run around in those cold winter months, but could also be turned into a great movie area with the built in speakers, there is a lot of potential. Walking further into the basement, there is another full bathroom, the final bedroom and the mechanical room. The backyard allows enough space for pets and kids to play or just to relax on the large deck and enjoy the sunset. If being outside in the summer isn't your thing, you can stay cool inside with the central air conditioning. The yard has had artificial turf added which is convenient for low maintena...

Furnace 7.25 Ft x 10.00 Ft  
 Family room 17.58 Ft x 14.58 Ft  
 Bedroom 10.33 Ft x 10.67 Ft  
 4pc Bathroom 7.67 Ft x 4.92 Ft  
 Other 5.25 Ft x 6.25 Ft  
 Bedroom 9.92 Ft x 10.08 Ft

3pc Bathroom 8.33 Ft x 5.67 Ft  
 Other 3.58 Ft x 7.42 Ft  
 Laundry room 3.75 Ft x 3.17 Ft  
 Living room 10.92 Ft x 18.92 Ft  
 Other 14.67 Ft x 12.75 Ft  
 Pantry 2.33 Ft x 1.75 Ft

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Listing Presented By:



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Other 4.50 Ft x 5.67 Ft

4pc Bathroom 4.83 Ft x 8.00 Ft

Primary Bedroom 10.92 Ft x 11.00 Ft

Other 4.83 Ft x 4.92 Ft

Dining room 9.33 Ft x 10.92 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Other 7.42 Ft x 4.67 Ft