



## 246 New Brighton Mews Calgary Alberta

\$674,900

SPACIOUS LIVING SPACE 2,234.7 SQ.FT. HOME + BIG GARAGE -- perfectly situated on a QUIET CUL-DE-SAC IN NEW BRIGHTON! Walk to NEW BRIGHTON PUBLIC SCHOOL, close to ST. ALBERT THE GREAT, NEW BRIGHTON CLUB, parks, transit, and High Street. FULLY LANDSCAPED YARD WITH ENTERTAINMENT SPACE - widened front drive, stone exterior accents, full-width deck, attached sun awning, fenced yard for kids and pets. OPEN-CONCEPT MAIN FLOOR -- tiled front & garage entries, main-floor laundry, added storage, 2pc bath, corner gas fireplace, and a RENOVATED KITCHEN (2025) with center island, sil-granite sink, REAL MARBLE GRANITE counters, subway tile backsplash, stainless steel appliances, soft-close white cabinets & pantry. BRIGHT UPPER LEVEL -- front bonus room with vaulted ceiling, 2 spacious kids' bedrooms, large back master, and RENOVATED BATHROOMS with tile floors, granite counters, vessel sinks & modern faucets. FULLY FINISHED BASEMENT -- rec room, flex room, built-in speakers, wall bar, full bath (2022), plus KARAOKE ROOM WITH SOUND ISOLATION. MAJOR UPGRADES LAST 5 YEARS -- fresh paint (2025), new window coverings (2025), full kitchen renovation (2025), lighting (2024), flooring (2023), air conditioning (2023), new roof (2022), door alarms (front & back), casing & baseboard upgrades, quartz & granite countertops, plus other quality improvements since 2020. TURNKEY, MOVE-IN-READY HOME -- stylish, functional, and loaded with features for today's lifestyle! (id:6769)

4pc Bathroom 7.67 Ft x 5.58 Ft  
 Recreational, Games room 14.42 Ft x 23.75 Ft  
 Furnace 11.83 Ft x 11.75 Ft  
 Recreational, Games room 6.17 Ft x 9.83 Ft  
 Other 9.50 Ft x 6.42 Ft  
 2pc Bathroom 6.92 Ft x 5.00 Ft  
 Laundry room 6.42 Ft x 7.42 Ft  
 Kitchen 14.58 Ft x 10.00 Ft  
 Living room 14.00 Ft x 12.67 Ft

Dining room 6.08 Ft x 10.92 Ft  
 Other 8.50 Ft x 11.58 Ft  
 Other 15.67 Ft x 13.75 Ft  
 Primary Bedroom 12.92 Ft x 12.00 Ft  
 5pc Bathroom 11.67 Ft x 7.42 Ft  
 Bedroom 10.33 Ft x 8.92 Ft  
 4pc Bathroom 7.75 Ft x 4.92 Ft  
 Bedroom 9.67 Ft x 9.50 Ft  
 Bonus Room 13.50 Ft x 14.00 Ft

Listing Presented By:



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 CIR Realty



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