



43 New Brighton Manor Calgary Alberta

\$724,900

This spacious fully-developed 2-storey home is located in the desirable family-friendly community of New Brighton. As you step into the bright, open foyer, you'll be greeted by a versatile formal dining room that can also serve as an office or playroom. The large living room with soaring vaulted ceilings creates a sense of openness, while the beautiful maple kitchen is equipped with sleek stainless steel appliances, a spacious centre island, and a corner pantry. The adjacent breakfast nook offers the perfect spot to enjoy meals while overlooking the sun-drenched south-facing backyard. Upstairs, you'll find two generously sized secondary bedrooms, a full bathroom, and the expansive primary suite complete with a private 4-piece ensuite and walk-in closet. Above the garage, the bonus room with vaulted ceilings is the perfect space for family activities and creating lasting memories. The fully finished basement with brand new carpet offers additional living space with a fourth bedroom, a full bathroom, a large rec room with a wet bar, and plenty of room for expansion or in-law accommodation. Additional highlights include a newer roof with a 50-year warranty and updated siding, fully finished double attached garage, and abundant storage space in the basement. The south-facing, zero-maintenance synthetic turf backyard is fully fenced and features a two-tiered deck, an outdoor hot water tap, and a treehouse! Mature trees provide both shade and privacy, making it an ideal space for outdoor enjoyment. This home is only a 3 minute walk to all the amenities at the New Brighton Residents Association (tennis court, pickle ball, outdoor arena, and more)! For more details, please click the links below! (id:6769)

4pc Bathroom 5.00 Ft x 9.17 Ft
4pc Bathroom 11.50 Ft x 8.58 Ft
Bedroom 10.75 Ft x 10.92 Ft
Bedroom 10.67 Ft x 11.17 Ft
Family room 18.00 Ft x 17.42 Ft
Primary Bedroom 11.67 Ft x 17.50 Ft
Other 5.08 Ft x 9.17 Ft
3pc Bathroom 6.58 Ft x 9.92 Ft

Bedroom 11.92 Ft x 9.08 Ft
Recreational, Games room 23.83 Ft x 22.50 Ft
Furnace 12.33 Ft x 12.00 Ft
2pc Bathroom 4.67 Ft x 4.25 Ft
Den 11.67 Ft x 9.75 Ft
Dining room 11.58 Ft x 8.08 Ft
Kitchen 16.75 Ft x 15.92 Ft
Laundry room 7.00 Ft x 8.25 Ft

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Listing Presented By:



Originally Listed by:
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Den 11.58 Ft x 7.33 Ft

Living room 13.00 Ft x 15.92 Ft