

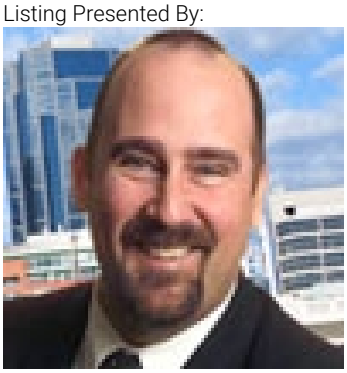
238 New Brighton Circle Calgary Alberta

$670,000

YOUR FAMILY'S NEXT CHAPTER STARTS HERE -- JUST A SHORT WALK TO NEW BRIGHTON SCHOOL!Imagine a home where mornings are easier, family time comes naturally, and the kids have room to grow and play. Welcome to this fully finished 2-storey home in family-friendly New Brighton, conveniently located just a short walk from New Brighton School, which you can see from the home!Fresh interior paint gives the home a refreshed feel, while the spacious layout offers 4 bedrooms, 4 bathrooms and a double attached garage offering plenty of room for a growing family, guests and working from home.The main floor feels open and spacious, beginning with a versatile front flex room perfect for a dining room, home office, or den. Main-floor laundry and a convenient half bath add everyday practicality.At the heart of the home, the open-concept kitchen features a large island and newer appliances, including a gas stove. It flows seamlessly into the eating area and inviting living room, where soaring two-story vaulted ceilings, large windows and a gas fireplace create a wonderful setting for family gatherings and relaxing evenings.Upstairs, you will find three bedrooms and a full bathroom. The spacious primary suite offers a private retreat with its own ensuite featuring a jetted soaker tub and separate shower.The fully finished lower level adds even more living space with a large family room for movie nights, games, or a teen hangout, plus a fourth bedroom, full bathroom, and storage area.Enjoy year-round comfort with central air conditioning. Outside, the fully landscaped and fenced yard features a large deck for summer barbecues and outdoor entertaining, plus a custom playhouse/play structure ready for the kids' backyard adventures.Love where you live! New Brighton offers a welcoming community atmosphere, with the New Brighton Club providing recreational amenities including a splash park,...

Family room 23.92 Ft x 12.33 Ft
Bedroom 11.08 Ft x 10.92 Ft
Storage 11.17 Ft x 7.42 Ft
3pc Bathroom 7.33 Ft x 6.00 Ft
Furnace 11.92 Ft x 7.92 Ft
Foyer 6.17 Ft x 6.17 Ft
Laundry room 11.50 Ft x 5.92 Ft
2pc Bathroom 4.92 Ft x 4.92 Ft
Primary Bedroom 15.42 Ft x 10.92 Ft
Other 8.00 Ft x 4.33 Ft

Listing Presented By:



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Living room 14.67 Ft x 14.00 Ft

Kitchen 12.33 Ft x 10.33 Ft

Other 12.17 Ft x 9.00 Ft

Breakfast 10.17 Ft x 9.92 Ft

4pc Bathroom 15.33 Ft x 6.75 Ft

Bedroom 12.25 Ft x 9.00 Ft

Bedroom 11.25 Ft x 10.92 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft