



30 new brighton Circle Calgary Alberta

\$699,500

Welcome to a home that checks all the right boxes and then some. This FULLY RENOVATED house offers four spacious bedrooms and four bathrooms, giving you all the room you need whether you're growing a family, hosting guests, or just like having space to spread out. The LEGAL BASEMENT SUITE was completed in 2018. Whether you're looking to generate extra income, give the in-laws their own space, or provide a set-up for your grown-up kids, this basement unit is ready to go. It doesn't just add value; it opens new possibilities. Let's talk about the lot—it's not just big, it's a huge PIE-SHAPED LOT, giving you plenty of room to enjoy the outdoors. Think sunny backyard barbecues, a garden that would make your grandma proud, or a safe play area for kids. Add in the fact that it sits on a very quiet street, and you've got everyday peace and quiet built right in. Inside, the renovations give the house a fresh, modern feel while still keeping it cozy. You'll love the open flow of the living space, upgraded kitchen with new STONE COUNTERTOP, upgraded flooring throughout, UPGRADED BATHROOMS, stylish finishes, and natural light streaming in. The home's comfort features also include CENTRAL AC—because you'll want to beat that Calgary summer heat in style—and a FIREPLACE that's perfect for chilly evenings spent on the couch with a movie or a good book. Location-wise, you'll be pleasantly surprised by how convenient everything is. You're a short walk from local parks like Prestwick Ball Diamond, where you can catch a game or just stretch your legs in the fresh air. For the school run, St. Albert The Great Elementary, New Brighton School, and Dr. Martha Cohen Schools are just around the corner—a real stress-saver on busy mornings. Commuting is no problem either thanks to the proximity to both Stoney Trail and Deerfoot Trail, and you'll never have to venture far for groceries or...

Bonus Room 14.08 Ft x 14.00 Ft
 Primary Bedroom 11.92 Ft x 13.00 Ft
 4pc Bathroom 7.50 Ft x 11.67 Ft
 4pc Bathroom 4.92 Ft x 7.67 Ft
 Bedroom 8.92 Ft x 12.58 Ft
 Bedroom 9.58 Ft x 9.75 Ft

Living room 13.92 Ft x 14.92 Ft
 2pc Bathroom 6.75 Ft x 5.00 Ft
 Laundry room 7.42 Ft x 7.50 Ft
 Storage 7.58 Ft x 4.83 Ft
 Living room 10.00 Ft x 16.83 Ft
 Kitchen 11.33 Ft x 7.67 Ft

Listing Presented By:



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 TREC The Real Estate Company

RE/MAX Realty Professionals

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Foyer	6.08 Ft x 9.50 Ft	Storage	6.42 Ft x 3.67 Ft
Pantry	3.83 Ft x 3.67 Ft	3pc Bathroom	7.00 Ft x 7.83 Ft
Kitchen	11.08 Ft x 12.25 Ft	Bedroom	11.25 Ft x 8.00 Ft
Dining room	11.08 Ft x 6.75 Ft		