



407 New Brighton Place Calgary Alberta

\$729,900

Open house Mar 14 & 15 Saturday and Sunday from 2:00 PM to 4:00 PM | This is perfect for you! Spacious family home tucked away on a quiet cul-de-sac in the sought-after community of New Brighton, offering over 3,200 sq ft of developed living space, 6 bedrooms, 3.5 bathrooms, central A/C, custom closets and pantry, new triple-pane windows. The main floor features a bright and functional layout with a stylish kitchen showcasing quartz countertops, a generous dining area, comfortable living room, private den/office, convenient 2 pc bath, and main floor laundry. Upstairs you'll find a large primary bedroom with walk-in closet and 4 pc ensuite, two additional bedrooms, another full bathroom, and a massive bonus room with vaulted ceilings ideal for family movie nights or a play space. Beautiful hardwood flooring throughout the main and upper levels, with the exception of the bonus room which features plush carpet. The fully developed basement adds incredible flexibility with THREE more bedrooms, a 4 pc bathroom, and a spacious family room, perfect for guests, teens, or a home gym. Sunny south-facing backyard with two decks, perfect for large family get-togethers! Front yard low-maintenance xeriscaped landscaping, designed to conserve water while maintaining great curb appeal. Located just minutes from excellent amenities including Dr. Martha Cohen School, St. Isabella Elementary Junior High School, and New Brighton School, plus convenient shopping, restaurant and cafes at McKenzie Towne High Street, South Trail Crossing, and 130th Ave shopping district. Enjoy nearby parks, pathways, and the New Brighton Club recreation facility. Annual HOA fee provides residents with access to the New Brighton Club, featuring a splash park, skating rink, tennis and basketball courts, playgrounds, and year-round community programs and events. With quick access to Stoney Trail, Deerfoot Tr...

Bedroom 9.58 Ft x 14.25 Ft
 Bedroom 11.92 Ft x 7.92 Ft
 Bedroom 9.25 Ft x 15.00 Ft
 4pc Bathroom 4.92 Ft x 8.08 Ft
 Recreational, Games room 16.00 Ft x 16.50 Ft
 Furnace 11.08 Ft x 16.08 Ft

Office 9.00 Ft x 10.00 Ft
 2pc Bathroom 4.92 Ft x 4.92 Ft
 Laundry room 8.92 Ft x 8.50 Ft
 Family room 18.00 Ft x 20.58 Ft
 Primary Bedroom 17.42 Ft x 13.00 Ft
 4pc Bathroom 9.25 Ft x 11.50 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<http://www.barryklatt.com/>

RE/MAX Realty Professionals

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Foyer 9.75 Ft x 5.25 Ft

Dining room 13.00 Ft x 9.67 Ft

Kitchen 13.00 Ft x 11.50 Ft

Living room 14.00 Ft x 16.58 Ft

Bedroom 9.92 Ft x 14.33 Ft

Bedroom 12.17 Ft x 10.92 Ft

4pc Bathroom 9.25 Ft x 4.92 Ft