



526 New Brighton Drive Calgary Alberta

\$624,900

Do not miss this fantastic prospect in Calgary's deep SE community of New Brighton. A move-in ready gem - two-storey, 2,100 sq. ft. of living space with 3 bedrooms, 3.5 baths, a front-facing, double, attached garage and tons of parking room for the family fleet. Lots of curb appeal because of the tasteful, well-maintained front and back lawns and mature bushes. The main level is open concept highlighting 9-foot ceilings and warm hardwood floors throughout. Massive windows flood the whole area in warm natural light. The living room is made even more inviting with a tiled gas fireplace. Patio doors in the dining room provide access to the deck and backyard. Sleek, modern, dark brown cabinets are featured in the kitchen along with stainless appliances, a corner pantry, granite countertops, tiled backsplash and a breakfast bar/island with deep under counter mounted double sinks. The main level is completed with a 2-pc. bath adjacent to a convenient laundry room. Up to the carpeted second floor, the primary bedroom is its own sanctuary with a 3-pc. walk through ensuite and substantial walk-in closet. Two additional bedrooms share a tiled 4-pc. bath. The finishing touch is a bonus, well-windowed room which could be utilized as a family room or home office. The lower carpeted level is fully developed with a rec room for family enjoyment, a 4-pc. bath and a utility/storage room. A gigantic south-west facing backyard is fully fenced to give you your own private outdoor retreat. A railed wooden deck allows you to expand your summer entertainment area. The yard would be a delight for gardeners and hobbyists with a green thumb. Location here is key with quick access to Deerfoot and Stoney Trails, 52nd Street SE and a Walmart Supercentre, additional shopping and restaurants on 130th Avenue SE, schools (public and Catholic), child care, playgrounds, transit, New Brighton Residen...

3pc Bathroom 6.25 Ft x 8.00 Ft

4pc Bathroom 7.67 Ft x 4.92 Ft

Bedroom 11.17 Ft x 8.92 Ft

Bedroom 11.08 Ft x 9.08 Ft

Family room 17.00 Ft x 11.75 Ft

Primary Bedroom 11.42 Ft x 13.42 Ft

Recreational, Games room 21.75 Ft x 12.92 Ft

Furnace 22.00 Ft x 11.83 Ft

2pc Bathroom 4.67 Ft x 5.00 Ft

Dining room 10.25 Ft x 10.00 Ft

Kitchen 10.25 Ft x 9.83 Ft

Living room 12.75 Ft x 13.42 Ft

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