



## 78 New Brighton Manor Calgary Alberta

\$799,000

Discover this impeccably cared-for detached residence nestled in the desirable neighbourhood of New Brighton. Offering plenty of space and flexibility, this home features 4 bedrooms and 3.5 bathrooms, making it ideal for families of all sizes or those needing room for guests or extended family. As you enter, you'll be greeted by a welcoming main floor that showcases rich hardwood flooring, a carpeted front flex room perfect for a study or home office, and a handy guest bathroom. The kitchen is both stylish and practical, outfitted with stainless steel appliances and seamlessly connected to the open-concept living area, where a fireplace creates a cozy atmosphere for unwinding or hosting friends. Upstairs, you'll find three well-sized bedrooms, including a tranquil primary suite with a walk-in closet and a spa-inspired ensuite bathroom. A second full bathroom provides comfort and convenience for the remaining bedrooms. The fully finished basement expands your living space, featuring a large rec room with a custom-built entertainment center, included AV setup, and integrated speaker wiring -- a dream setup for movie lovers or game nights. You'll also find a fourth bedroom, another full bathroom, and a laundry room equipped with a brand-new washer and dryer. Other updates and upgrades include a central vacuum system and a recently replaced hot water tank. Step outside to a private, landscaped backyard complete with a spacious deck, stone patio, pergola, and a storage shed -- a perfect space to enjoy Calgary's beautiful summers. This home truly offers a blend of comfort, style, and practicality -- all in a welcoming, family-oriented community. An excellent opportunity you won't want to miss! (id:6769)

Primary Bedroom 14.67 Ft x 13.92 Ft

Bedroom 11.83 Ft x 11.67 Ft

Bedroom 12.33 Ft x 10.58 Ft

4pc Bathroom 9.83 Ft x 4.92 Ft

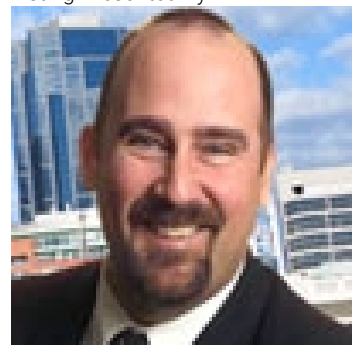
Kitchen 12.17 Ft x 9.92 Ft

Living room 15.83 Ft x 14.00 Ft

Dining room 10.58 Ft x 8.83 Ft

Den 11.83 Ft x 8.42 Ft

Listing Presented By:



Originally Listed by:  
Keller Williams BOLD Realty

<http://theagencyre.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)