



788 New Brighton Drive Calgary Alberta

\$769,999

****OPEN HOUSE SATURDAY JANUARY 24th 1-3pm**** Rare opportunity to own what feels like a brand new build in New Brighton! Why build new when you can own this fully renovated home in an established community that's already complete with stunning landscaping, deck, fenced, fully finished basement and with all window coverings included. This home has been meticulously maintained and renovated with selections & finishings that rival current modern show homes. From the moment you step into the spacious entrance you will appreciate how much natural light flows throughout the entire home thanks to the sunny south facing backyard with extra large windows at the back to capture that beautiful sunlight all day. Note that no expense was spared on the 10mm thick LVP flooring throughout the entire main floor. The kitchen showcases a luxurious suite of high end stainless steel appliances, quartz counters, loads of cabinet space/drawers complete with a walkthrough pantry designed with actual sturdy wood shelving. The separate dining space is large enough to accommodate larger gatherings and the large living rooms feels cozy with a stone tiled fireplace to curl up next to on those chilly winter nights. Also conveniently located on the main floor, a private office/den that is closed for privacy with beautiful french doors - a MUST HAVE for those working from home. A 2 piece powder room and generous sized mud room from the garage entrance completes the main floor. Upstairs you'll find a well appointed bonus room beaming with sunlight from the suite of large windows. You'll also find 3 bedrooms, bright laundry room with a window (not just washer and dryer stuffed in the closet in a hallway), and the main 4 piece washroom. The primary bedroom does not disappoint in size and offers a 5 piece ensuite as well as a large walk-in closet. Bedrooms 2 & 3 are also spacious & equal in size....

4pc Bathroom 10.08 Ft x 4.92 Ft
5pc Bathroom 10.92 Ft x 9.83 Ft
Primary Bedroom 14.83 Ft x 13.58 Ft
Bedroom 10.92 Ft x 9.92 Ft
Bedroom 10.92 Ft x 9.92 Ft
Laundry room 10.92 Ft x 5.58 Ft

Recreational, Games room 14.83 Ft x 12.42 Ft
Furnace 8.58 Ft x 8.50 Ft
2pc Bathroom 5.17 Ft x 4.92 Ft
Living room 15.08 Ft x 13.92 Ft
Kitchen 12.92 Ft x 10.83 Ft
Dining room 11.00 Ft x 10.67 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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Bonus Room	17.83 Ft x 15.42 Ft	Den	12.00 Ft x 9.75 Ft
4pc Bathroom	8.42 Ft x 4.92 Ft	Pantry	57.00 Ft x .00 Ft
Den	14.33 Ft x 11.00 Ft	Other	12.25 Ft x 10.67 Ft
Recreational, Games room	23.67 Ft x 14.50 Ft		