

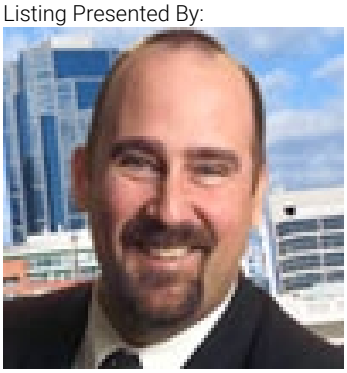
799 New Brighton Drive Calgary Alberta

$630,000

Back on the market as the previous buyer was unable to secure financing. Welcome to this WELL-MAINTAINED SPACIOUS TWO-STOREY HOME in the sought-after community of NEW BRIGHTON. Located on a DESIRABLE CORNER LOT, this home offers NEARLY 2,300 sq.ft. of thoughtfully designed living space, 3 BEDROOMS, 2.5 BATHROOMS, a DOUBLE FRONT ATTACHED GARAGE, and a functional floor plan for modern family living.The main floor welcomes you with a FLEX ROOM/OFFICE, followed by a bright, OPEN-CONCEPT living room, dining area, and kitchen, creating an inviting space for everyday living and entertaining. The well-appointed kitchen features STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, a CENTRE ISLAND, a WALK-THROUGH PANTRY, and a convenient servery. A mudroom and two-piece bathroom complete the main level.Large windows fill the home with natural light, complemented by NEW ZEBRA-STYLE BLINDS and CENTRAL AIR CONDITIONING for added comfort. A combination of HARDWOOD AND LUXURY VINYL PLANK FLOORING adds style and durability throughout the home. The carpet in the office, living room, and ENTIRE UPPER LEVEL has been replaced with LUXURY VINYL PLANK FLOORING.Upstairs, you'll love the SPACIOUS BONUS ROOM, perfect as a second living area, media room, or children's play space. Double French doors open to the PRIMARY BEDROOM, featuring a SPA-INSPIRED ENSUITE and WALK-IN CLOSET. Two additional generously sized bedrooms, a full bathroom, and a convenient UPPER-LEVEL LAUNDRY ROOM with built-in storage shelving complete the upper level. SMART LIGHT SWITCHES in all bedrooms add everyday convenience.The large unfinished basement offers excellent potential for future development and can be customized to suit your family's needs. The home also includes a CENTRAL VACUUM SYSTEM.Step outside to enjoy the FULLY FENCED BACKYARD featuring a DECK, BBQ GAS LINE, and UNDERGROUND SPRINKLER SYSTEM, perfect fo...

Bedroom 9.50 Ft x 13.25 Ft
Primary Bedroom 16.50 Ft x 12.25 Ft
Bedroom 9.50 Ft x 12.25 Ft
Other 10.25 Ft x 5.92 Ft
Living room 14.00 Ft x 15.08 Ft
5pc Bathroom 11.83 Ft x 9.17 Ft
Dining room 9.50 Ft x 5.75 Ft
Other 9.50 Ft x 8.75 Ft

Listing Presented By:



Originally Listed by:
Prep Realty Inc.

RE/MAX Realty Professionals

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

Phone: 403-259-4141
darylcarlson@shaw.ca

4pc Bathroom 5.67 Ft x 9.08 Ft

Family room 19.00 Ft x 14.00 Ft

2pc Bathroom 6.33 Ft x 4.75 Ft

Foyer 7.58 Ft x 6.58 Ft

Office 8.92 Ft x 9.42 Ft

Kitchen 13.00 Ft x 15.42 Ft