



86 New Brighton Green Calgary Alberta

\$569,000

****OPEN HOUSE Saturday August 24th 1-3PM**** Welcome to this charming 2-storey home located on a family-friendly street. This corner lot property, adjacent to an alley, boasts numerous windows that fill the home with abundant natural light. Upon entering, you'll find a cozy front living room featuring a large window overlooking the street and a corner gas fireplace with a stylish tile surround and mantle. The dining room, situated between the living room and back kitchen, is adorned with three transom windows, creating a bright and inviting space perfect for family meals or entertaining guests. The kitchen, located at the rear of the home, offers dark stained wood cabinets, white tile backsplash, an angled island with breakfast seating, a corner pantry and a small built-in desk area perfect for the kids homework spot. Cherry-colored hardwood flooring runs throughout the main floor, adding warmth and elegance. A back entrance off the kitchen provides easy access to the backyard and is home to a convenient 2-piece bathroom. Upstairs, you'll find the oversized front primary bedroom, which features a large front window, two side windows, and a feature wall. This spacious room includes a large walk-in closet and a 4-piece ensuite bathroom. Additionally, there are two good sized kids' rooms perfect for the growing family and another 4-piece bathroom in the hall. The basement has been partially developed, with a subfloor and a few walls in place, including a bedroom area and a laundry area. The large 22x24 garage ensures your vehicles are warm and secure no matter what sized vehicle. All this is located close to schools making this home the perfect home for families seeking comfort and convenience. And don't forget the New Brighton Club that provides both winter and summer activities just down the street. Don't miss out on this wonderful opportunity to own a bright and spacious home i...

Living room 12.75 Ft x 14.75 Ft

Dining room 13.17 Ft x 12.42 Ft

Kitchen 12.33 Ft x 12.33 Ft

2pc Bathroom 5.17 Ft x 5.42 Ft

Primary Bedroom 13.00 Ft x 19.92 Ft

4pc Bathroom 7.92 Ft x 7.92 Ft

Bedroom 8.67 Ft x 10.83 Ft

Bedroom 9.75 Ft x 12.42 Ft

4pc Bathroom 7.83 Ft x 4.83 Ft

Listing Presented By:



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