

780-978-0157  
jenniferstudent@me.com

691 New Brighton Drive SE  
Calgary, Alberta

MLS # A2201970



**\$630,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,558 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Faces Rear, Heated Garage, Paved, Rear Drive, Triple Garage Detach		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Low Ma		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Cement Fiber Board, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Garage Heater, irrigation		

This beautifully appointed 2-storey family home nestled in the heart of New Brighton. Thoughtfully designed, this home features luxury vinyl plank flooring throughout the main level, creating a seamless and durable footprint that's perfect for family life. Step into the refined living room, where large windows fill the space with natural light, and wainscoting and custom built-in cabinetry with bookshelves elegantly frame the tiled gas fireplace—a true focal point for cozy evenings spent at home. The open-concept dining area, accented with shiplap, flows effortlessly into the kitchen, where you'll find stainless steel appliances, a corner pantry, breakfast bar, and modern lighting fixtures, all overlooking the backyard. A main floor laundry room with built-in cabinetry and a convenient 2-piece powder room complete the main level. Upstairs, which has been refreshed with brand new carpet, you will discover three spacious bedrooms, including a primary retreat featuring a panelled feature wall, walk-in closet, and a private ensuite with a soaking tub and corner shower—a perfect sanctuary at the end of a busy day. The additional bedrooms are generously sized, with plenty of closet space and share the full bath. The expansive, unfinished basement offers endless potential, whether you envision a recreation area, home gym, additional bedrooms, or all of the above—it's ready for your personal touch and creative design. Outside, enjoy a sizeable backyard featuring a low-maintenance artificial turf area, perfect for play or practice—putting green, anyone? The triple garage provides ample room for multiple vehicles and a dedicated space for hobbies or storage. New Brighton is a vibrant, family-friendly community offering an array of amenities for residents to enjoy. At the heart of the neighbourhood is the New Brighton Club, a private recreation facility featuring a

splash park, hockey rink, tennis and basketball courts, and community rooms that host a variety of programs and events throughout the year. There is a ball diamond, pond, walking paths and a playground just down the street! Whether you're looking to stay active, or take part in family activities, there's something for everyone.