

780-978-0157
jenniferstudent@me.com

2075 New Brighton Park SE
Calgary, Alberta

MLS # A2203030



\$599,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | New Brighton | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,532 sq.ft. | Age: | 2011 (14 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Zero | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) | | |

Inclusions: Lower cabinet in mudroom, wood world map in bonus room, cabinet/dresser in walk-in-closet, utility sink and table in bsmt, moveable workbenches in garage, wood shelving in bsmt

Nestled on a quiet street in New Brighton, one of Calgary's best SE communities, awaits your meticulously cared for 1531 square foot home. With the exterior re-done in 2021, falling in love with the cute curb appeal will be easy. Upon entering, you'll notice the gorgeous hardwood floors which continue to the upper floor. The spacious main level floor plan is open throughout, and accentuated by 9 foot ceilings and an abundance of natural light. With upgraded cabinetry, gorgeous quartz countertops, and a large island - the kitchen is perfect for entertaining. Yes, there is a pantry! Leading to the private backyard is a mudroom with cabinetry for an organized space. The upper floor features a double primary design with two large bedrooms, both with their own ensuites and walk-in closets. Off the landing you'll find the bonus room - a solution to your work-from-home needs! This sought-after floor plan is perfect for those seeking privacy and a dedicated flex or office space. Completing the upper level is a laundry room with a newer washer and dryer pair. The clean and tidy basement is open and ready for development. Add a bedroom and a bathroom (roughed in), plus a rec room, or just utilize the large space for storage. Outside, you'll find a composite deck and low-maintenance landscaping. Spend summer nights in the privacy of your own yard - no lawn mowing - just enjoy your life! The cherry on top is the double garage, completely finished and plumbed for heat and a potential EV. Truly a hobbyist's dream space, complete with shelves and benches for your tool collection, and an epoxy floor. Special features include: triple pane windows, new roof and exterior in 2021, newer washer and dryer in 2021, turf lawn in the front yard, spray foam insulation in the garage, sub panel and wiring for future EV charger installation, Philips Hue smart lighting in the

main floor, Rinnai hot water on demand, and A/C! New Brighton is a wonderful, quiet community with resident-only amenities including a clubhouse, splash park, skating rink, and more! Don't miss this move-in ready home - call your Realtor for a private viewing!