

146 New Brighton Lane SE
Calgary, Alberta

MLS # A2204374



\$660,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,883 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Inclusions: Water filter under kitchen sink, all tv mounts, electric fireplace in basement, gazebo, garage heater, front doorbell camera & cameras (sold as is), Gemstone lights, Basement fridge & mini fridge, fridge in garage.

****OPEN HOUSE: Sunday March 23 1-3pm**** Nestled in a quiet cul-de-sac in the heart of New Brighton, this fully developed 2-storey home built by Morrison Homes is designed to offer the combination of functionality & comfort! This stunning property offers no carpet, with vinyl flooring & tiles throughout making it perfect for easy maintenance and modern living. Step inside to a spacious foyer that leads into an open-concept main floor. The chef-inspired kitchen is a standout feature with granite countertops, a corner pantry, plenty of cabinet space and a large island with an oversized breakfast bar perfect for entertaining. Stainless steel appliances, including a newer refrigerator and microwave hood fan, complete the well equipped kitchen. The kitchen flows seamlessly into the bright dining area and spacious living room, where a cozy gas fireplace creates the perfect ambiance for gatherings. Upstairs, the bonus room is thoughtfully placed away from the bedrooms allowing for privacy and relaxation. Large windows flood the space with natural light, and a second gas fireplace adding warmth to the space. The primary suite is a true retreat, featuring a walk-in closet, dual sinks, and a stand-up shower with tile extending to the ceiling. Two additional spacious bedrooms and a full bath complete the upper level. The fully developed basement offers even more space, including an additional bedroom with a walk-in closet, a 4-piece bath, and a rec room complete with a wet bar and mini fridge - perfect for entertaining or accommodating guests. Additional upgrades include central A/C, a heated garage, Gemstone exterior lighting, gazebo in the backyard, and newer shingles, ensuring comfort and peace of mind year round. Located just minutes from schools, parks, pathways, and all the fantastic amenities of New Brighton - this home truly has it all!