

\$689,900 - 75 New Brighton Drive Se, Calgary

MLS® #A2077604

\$689,900

3 Bedroom, 4.00 Bathroom, 2,047 sqft

Residential on 0.12 Acres

New Brighton, Calgary, Alberta

Fabulous Curb Appeal, Move in Ready with Immediate Possession Available. Over 3,100SF of developed living space. Decorated in soft contemporary colours with numerous Pot Lights & professionally completed upgrades throughout. West Facing Rear Yard, Mature Landscaping, RV Parking Pad, Low Maintenance Fence & Finished Double Attached Garage with Extra Storage area, Numerous Attached Cabinets & Overhead Gas Heater.

The Main Level features a Kitchen w High End SS Appliances including a Viking Gas Range, Viking Hood Fan, Frigidaire Professional Commercial Style Fridge w Freezer, Miele Dish Washer, Island, numerous full height Maple Cabinets w large Granite Counters for your entertaining pleasure. Dining Area w Coffered Ceiling, Family Room w Gas Fireplace & numerous Large Windows that provide an abundance of natural light & views of the West Facing Rear Yard. The large Rear Deck has Aluminum Rails, Glass Inserts, Electric & Gas connections & Speakers for your summer BBQ pleasure. The Main Level also includes a Den with French Doors that could be converted to a Formal Dining or Music Room, 2 Piece Bath, large Walk through Pantry & Mud Room to the garage. The Finished Attached Double Garage has Additional Storage, an Overhead Gas Heater & 6 Attached Cabinets with Shelves & Doors. The 2nd level includes a Large Primary Bedroom square in design that will



accommodate oversize furniture pieces, a Walk in Closet, Laundry area & 5 Piece Ensuite w Dual Sinks, Granite Counter, In Floor Heating, Large Stand Alone Shower & Water Closet. The 2nd & 3rd bedrooms are large w ample room for beds, side tables & homework stations. The 4 Piece Family Bath includes a Sink, Water Closet & Tub/Shower combination.

The Professionally Finished Lower Level includes 4 zone (roughed in) electric in floor heat, ceramic tile (simulated wood planks) a Large Den/Office with Professionally built in Cabinets that have shelves & drawers with doors for privacy. Rec Room in Light Contemporary colours, numerous Pot Lights & Speakers, a Wet Bar with Sink & Built in Cabinets with Drawers. A Media Area with Built In Cabinets for Media Equipment. Install a Murphy or Sofa Bed for occasional family or friends. 3 piece Guest Bath with Glass Vessel Sink, Quartz Counter & Traditional White Cabinet, Water Closet & Large Shower with Tile Surround & Glass Door. A Second Laundry Room will accommodate your stacked washer & dryer. The Mechanical Room has a well maintained High Eff furnace connected to a Central AC, Hot Water Tank, Water Softener, Underground Sprinkler System & Data & Speaker Wire cross connect. Ideal for young & growing families. Located one block from the New Brighton (K-5) Public School, Community Center with Splash Park, Playground, Basketball, Tennis & Hockey. Close to Parks, Public Transportation & the Calgary Ring Road (Stoney Trail). Welcome Home!!!!

Built in 2005

Essential Information

MLS® #	A2077604
Price	\$689,900

Sold Price	\$675,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,047
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	75 New Brighton Drive Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4W5

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated, See Remarks

Interior

Interior Features	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s), Wet Bar, Wired for Data
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Range, Gas Water Heater, Humidifier, Microwave, Range Hood, Refrigerator, Water Softener, Window Coverings
Heating	High Efficiency, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Starter, Glass Doors
Has Basement	Yes

Basement	Finished, Full
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Exterior

Exterior Features	Private Yard, Rain Gutters, Storage
Lot Description	Corner Lot, Irregular Lot, Landscaped, Level, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2023
Date Sold	October 31st, 2023
Days on Market	56
Zoning	R-1N
HOA Fees	345.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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