

\$750,000 - 154 New Brighton Manor Se, Calgary

MLS® #A2127179

\$750,000

3 Bedroom, 4.00 Bathroom, 1,972 sqft

Residential on 0.19 Acres

New Brighton, Calgary, Alberta

Welcome to this immaculate two story 3 bed/3.5 bath with a triple attached heated & insulated garage and a MASSIVE yard in the lovely community of New Brighton! Situated on a quiet street, you'll enter into an open & airy main floor featuring beautiful hardwood floors & 9' ceilings. The recently renovated kitchen (2021/22) features a large island, two tone cabinetry, quartz countertops, Sub Zero fridge, 4 burner gas range, and good sized pantry. The dining area looks over the gorgeous backyard and is perfect for large family gatherings. The spacious living room features large windows and beautiful stone faced fireplace with wood mantle, a wonderful area for entertaining friends & family. The laundry & powder room complete the main level. Upstairs you'll find the large bonus room to the left with large windows, and window bench with storage, a great place for family game or movie night. The large primary bedroom suite features large windows, good sized walk in closet and 4 pc. ensuite w/skylight that brings in tons of natural light. Two good sized secondary bedrooms & a 4 pc. bath complete the upper level. The fully finished basement features a large recreation area and plenty of room to easily add a 4th bedroom. As well, the two piece bath has a rough in for a tub/shower. Walking out into the HUGE backyard, you'll find 3 separate deck zones, a hot tub w/ pergola, a fire pit area, 2 sheds for all your storage needs, and a small modular green house but still plenty of green space for



your kids & fur babies alike! Youâ€™ll also appreciate the back lane, no backyard neighbours and the ability to access the backyard through the gate, big enough to drive a vehicle through. The triple car garage is fully insulated & heated. Easily walkable to the New Brighton Community Center w/pickleball & tennis courts, beach volleyball, basketball, splash park for those warm summer days, bike/walking paths, schools & plenty of great community events thru the community association. Close to shopping, restaurants and amenities just across 52 Street in McKenzie Town High Street makes this family home perfect for a walkable lifestyle! Easy access to Stoney Trail, Deerfoot Trail & South Calgary Hospital make this an amazing home for any age of family! Book your showing today!

Built in 2004

Essential Information

MLS® #	A2127179
Price	\$750,000
Sold Price	\$747,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,972
Acres	0.19
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	154 New Brighton Manor Se
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Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4J4

Amenities

Amenities	Clubhouse, Other, Party R
	Courts, Recreation Room
Parking Spaces	6
Parking	Concrete Driveway, Heated Garage, Insulated, Triple Garage Attached



Interior

Interior Features	Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Other, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, No Neighbours Behind, Landscaped, Pie Shaped Lot, Private, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 8th, 2024
Date Sold	May 13th, 2024
Days on Market	5
Zoning	R-1N
HOA Fees	355.00

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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