

# \$699,900 - 1232 New Brighton Drive Se, Calgary

MLS® #A2134601

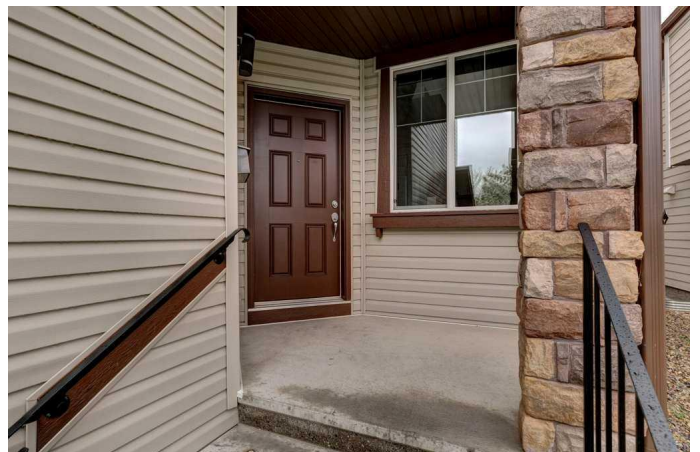
**\$699,900**

4 Bedroom, 3.00 Bathroom, 2,150 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

Welcome to your dream home! This stunning property offers an inviting blend of style and functionality, perfect for modern family living. As you step through the entrance, you'll immediately appreciate the high 9-foot ceilings on the main floor, creating a spacious and airy atmosphere. To your left, a dedicated office space with built-in storage awaits, ideal for remote work or study. The open-concept layout seamlessly guides you to the heart of the home: a gourmet kitchen. Here, you'll find granite countertops, an extended counter with extra cupboards, upgraded stainless-steel appliances, including an induction cooktop with convection oven and a Bosch dishwasher. The kitchen cabinets reach to the ceiling, offering ample storage and a sleek finish. Adjacent to the kitchen, the dining area is perfect for family meals and entertaining, flowing effortlessly into the cozy living room, which features one of two gas fireplaces. Upstairs, a comfortable bonus room provides a versatile space for relaxation, complete with its own gas fireplace and built in window bench. This level also boasts three generous bedrooms, including the primary suite. The primary bedroom is a true retreat with a custom walk-in closet and an en-suite bathroom with a corner soaker tub and stand-up shower, designed for ultimate comfort and convenience. The fully developed basement expands your living space with an additional bedroom and living room, ideal for guests or a growing family. This home also



includes a new 50-gallon water heater (installed in 2019), A/C, water softener and central vacuum system for convenience. Exterior features are equally impressive, with Gemstone lights illuminating both stories and maintenance-free turf in both the front and back yards. Recent upgrades include new shingles (replaced in 2021 due to hail damage), eaves, downspouts, and fascia. The insulated and drywalled garage with built-in storage completes this exceptional home. Conveniently located, this home is close to transit, making commuting a breeze. Nearby, you'll find 2 tot lots within a 5-minute walk, three schools within a 10-minute walk, and easy access to scenic walking and bike paths. Don't miss the opportunity to make this meticulously maintained and beautifully upgraded house your new home.

Built in 2009

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2134601    |
| Price          | \$699,900   |
| Sold Price     | \$735,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,150       |
| Acres          | 0.09        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|         |                            |
|---------|----------------------------|
| Address | 1232 New Brighton Drive Se |
|---------|----------------------------|

|             |              |
|-------------|--------------|
| Subdivision | New Brighton |
| City        | Calgary      |
| County      | Calgary      |
| Province    | Alberta      |
| Postal Code | T2Z 0W1      |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home                                                                                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener |
| Heating           | Forced Air, Natural Gas                                                                                                                 |
| Cooling           | None                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                     |
| # of Fireplaces   | 2                                                                                                                                       |
| Fireplaces        | Gas, Mantle                                                                                                                             |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                          |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Lighting, Private Yard             |
| Lot Description   | Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                    |
| Construction      | Stone, Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2024 |
| Date Sold      | June 4th, 2024 |
| Days on Market | 11             |
| Zoning         | R-1N           |
| HOA Fees       | 356.00         |
| HOA Fees Freq. | ANN            |

### Listing Details

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