

# \$699,999 - 1204 New Brighton Drive Se, Calgary

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MLS® #A2138539

**\$699,999**

3 Bedroom, 3.00 Bathroom, 2,151 sqft

Residential on 0.10 Acres

New Brighton, Calgary, Alberta

Welcome to your dream home in the vibrant community of New Brighton! This stunning 2-storey residence seamlessly blends contemporary design with functional living spaces. Step inside to discover a main level designed for modern & elegant living. Just off the entrance you have a closet for storing outerwear and the mudroom, which ensures convenience with direct access to the double attached garage. Heading further into the home, the office offers a quiet and productive environment, great for work or study. Cozy up by the gas fireplace in the living room, set against a decorative stone surround, creating a warm ambiance. The adjacent dining room is spacious for a 6-8 seater formal table & opens seamlessly to the huge rear deck, ideal for indoor/outdoor dining. In the gourmet kitchen, a central granite island with breakfast bar seating, ample cabinetry, a huge pantry & SS appliance package await. Recessed pot lighting illuminates the space, complemented by hardwood flooring for added elegance. Ascending the stairs to the upper level, you'll find an oasis for relaxing. Three spacious bedrooms, each adorned with plush carpet flooring, provide warmth and coziness. The master bedroom is a true retreat, boasting a walk-in closet with built-in shelving for optimal organization. Indulge in luxury in the attached 5-piece ensuite, featuring a dual vanity, luxurious soaker tub, and sleek glass shower. Another 4-piece bathroom caters to the additional bedrooms with tub/shower combo.



Enjoy quality family time or entertaining guests in the expansive bonus room, flooded with natural light. The basement offers endless possibilities, completely customizable to the buyer's preferences. This exceptional home showcases modern living in New Brighton, with schools, shopping centers, amenities, and transit options just minutes away. Don't miss out on the opportunity to make this your forever home. Schedule your viewing today!

Built in 2009

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2138539    |
| Price          | \$699,999   |
| Sold Price     | \$669,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,151       |
| Acres          | 0.10        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 1204 New Brighton Drive Se |
| Subdivision | New Brighton               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 0W1                    |

**Amenities**

|           |       |
|-----------|-------|
| Amenities | Other |
|-----------|-------|

Parking Spaces 4  
Parking Double Garage Attached

**Interior**

Interior Features Breakfast Bar, Built-in Fea  
Organizers, Crown Molding  
Tub, Kitchen Island, Natu  
Recessed Lighting, See R  
Closet(s)  
  
Appliances See Remarks  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Full, Unfinished

**Exterior**

Exterior Features Private Entrance, Private Yar  
Lot Description Back Yard, Low Maintenance Landscape, Level, Private, Rectangular  
Lot  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

**Additional Information**

Date Listed June 6th, 2024  
Date Sold July 12th, 2024  
Days on Market 36  
Zoning R-1N  
HOA Fees 0.00  
HOA Fees Freq. ANN

**Listing Details**

Listing Office URBAN-REALTY.ca



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