

\$595,000 - 176 New Brighton Green Se, Calgary

MLS® #A2141271

\$595,000

2 Bedroom, 3.00 Bathroom, 1,468 sqft

Residential on 0.07 Acres

New Brighton, Calgary, Alberta

Welcome to this inviting home that offers a perfect blend of comfort, style, and functionality. With two primary bedrooms, a beautifully spacious kitchen, and a host of other desirable features, this property is a true gem. The heart of the home is the gorgeous kitchen, designed to inspire your inner chef. It boasts ample counter space, modern appliances, and plenty of storage, making it ideal for meal preparation and entertaining. The open layout allows for easy interaction with family and friends, ensuring that cooking is always a delightful experience. This home is perfect for relaxation and leisure, with two primary bedrooms that provide luxurious retreats. Each primary suite offers ample space, large windows that fill the room with natural light, and beautifully appointed ensuite bathrooms, providing a serene escape from the hustle and bustle of daily life. The partially finished basement adds to the versatility of this home, Basement is framed with bedroom, bathroom and laundry offering additional space that can be customized to suit your needs. Whether you envision a home office, a fitness area, or a cozy family room, the possibilities are endless. One of the standout features of this property is the oversized 24x24 HEATED GARAGE, perfect for those who need extra space for vehicles, storage, or hobbies. This garage provides convenience and comfort, ensuring that your cars and belongings are well-protected, even during the colder months. Step outside to discover your



private oasis, complete with a beautiful hot tub. Home has BRAND NEW ROOF BEING INSTALLED NEXT WEEK(June 26th-28th)This feature is perfect for unwinding after a long day, providing a luxurious space for relaxation and rejuvenation. Located in a friendly and welcoming community, this home offers the perfect combination of privacy and convenience. Close to schools, parks, shopping, and other amenities, you will enjoy the best of both worlds”peaceful living with easy access to everything you need plus a luxurious hot tub. Schedule a viewing today and experience the charm and comfort that this property has to offer.

Built in 2007

Essential Information

MLS® #	A2141271
Price	\$595,000
Sold Price	\$590,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,468
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	176 New Brighton Green Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0J8

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Lane, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2024
Date Sold	July 4th, 2024
Days on Market	15
Zoning	R-1N
HOA Fees	356.00
HOA Fees Freq.	ANN

Listing Details

Listing Office CIR Realty

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