

# \$555,000 - 86 New Brighton Green Se, Calgary

MLS® #A2154071

## \$555,000

3 Bedroom, 3.00 Bathroom, 1,451 sqft  
Residential on 0.07 Acres

New Brighton, Calgary, Alberta

Welcome to this charming 2-storey home located on a family-friendly street. This corner lot property, adjacent to an alley, boasts numerous windows that fill the home with abundant natural light.

Upon entering, you'll find a cozy front living room featuring a large window overlooking the street and a corner gas fireplace with a stylish tile surround and mantle. The dining room, situated between the living room and back kitchen, is adorned with three transom windows, creating a bright and inviting space perfect for family meals or entertaining guests.

The kitchen, located at the rear of the home, offers dark stained cabinets, white tile backsplash, an angled island with breakfast seating, a corner pantry and a small built-in desk area perfect for the kids homework spot. Cherry-colored hardwood flooring runs throughout the main floor, adding warmth and elegance.

A back entrance off the kitchen provides easy access to the backyard and is home to a convenient 2-piece bathroom. Upstairs, you'll find the oversized front primary bedroom, which features a large front window, two side windows, and a feature wall. This spacious room includes a large walk-in closet and a 4-piece ensuite bathroom. Additionally, there are two good sized kids' rooms perfect for the growing family and another 4-piece bathroom



in the hall.

The basement has been partially developed, with a subfloor and a few walls in place, including a bedroom area and a laundry area. The large 22x24 garage ensures your vehicles are warm and secure no matter what sized vehicle.

All this is located close to schools making this home the perfect home for families seeking comfort and convenience. And don't forget the New Brighton Club that provides both winter and summer activities just down the street. Don't miss out on this wonderful opportunity to own a bright and spacious home in the heart of New Brighton.

Built in 2006

### **Essential Information**

MLS® #	A2154071
Price	\$555,000
Sold Price	\$545,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,451
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	86 New Brighton Green Se
Subdivision	New Brighton
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2Z 0J9

### Amenities

Amenities	Recreation Facilities
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Oversized

### Interior

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Landscaped, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 6th, 2024
Date Sold	September 21st, 2024
Days on Market	46
Zoning	R-1N
HOA Fees	350.00
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Broker
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