

\$599,900 - 17 New Brighton Bay Se, Calgary

MLS® #A2154813

\$599,900

4 Bedroom, 4.00 Bathroom, 1,433 sqft

Residential on 0.12 Acres

New Brighton, Calgary, Alberta

Welcome to this stunning New Brighton home in a quiet Cul-De-Sac with a massive west facing pie-shaped yard! Only steps away from schools, parks, playgrounds, pathways, ponds, shopping, transit, etc. This home boasts style and taste throughout, with lots of upgrades. A popular Jayman BUILT open floor plan with an open basement view, 9' ceilings, large windows, and numerous architectural details allow for tons of natural light. You will love the CHEF'S kitchen with granite countertops, a dramatic central island with an eating bar and under-mount sink, upgraded stainless steel appliances - new stove, over-the-range microwave/hood fan cover, full tile backsplash, and a large adjacent dining room nook with high 11' ceilings. The kitchen boasts tons of rich maple shaker-style cabinetry and ample counter space for all your entertaining needs. 3 bedrooms up - The primary bedroom has its own ensuite & walk-in closet. Other upgrades include: recessed lighting, upgraded fridge, engineered hardwood & ceramic tile floors, covered front entry, oversized rear deck- 16' x 16', fully fenced, shed, two outdoor parking stalls, concrete front walkway & much more! Mid fall 2024 possession date available. You must put this home onto your 'Must See List! Check out the New Brightonâ€™s community features. Website notes: "Operated by the NBRA, the New Brighton Clubhouse is a year-round recreational facility, consisting of a 6500 square foot building. Also on site are 2 tennis courts, a beach volleyball court,



17 NEW BRIGHTON BAY SE

RECA MEASUREMENT STANDARD - CALGARY AB

MAIN LEVEL (AG) - 745.87 Sq Ft / 69.29 m²

UPPER LEVEL (AG) - 686.71 Sq Ft / 63.80 m²

TOTAL ABOVE GRADE RMS SIZE - 1432.58 Sq Ft / 133.09 m²

BASEMENT DEVELOPED AREA (BG) - 630.91 Sq Ft / 58.61 m²

BELOW GRADE EXCLUDED AREA (BG) - 179.09 Sq Ft / 16.64 m²

TOTAL AG/BG AREA - 2242.58 Sq Ft / 208.34 m²



basketball courts, a splash park, a playground, and a hockey rink. Members can gain access to these facilities using their issued membership card, and can also sign in guests. The Bell Tower amenities, pond fountains, and community entrances are a few other community features the NBRA maintains. In addition to maintaining community features, the NBRA employs a full-time recreation team at the New Brighton Clubhouse, responsible for implementing recreational programs and events using various facilities and amenities within the park. To meet all its members' needs, the NBRA offers a variety of fitness, educational, and creative programs for all ages". Call your friendly REALTOR(R) today to book your viewing.

Built in 2011

Essential Information

MLS® #	A2154813
Price	\$599,900
Sold Price	\$599,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,433
Acres	0.12
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	17 New Brighton Bay Se
Subdivision	New Brighton
City	Calgary

County Calgary
Province Alberta
Postal Code T2Z 1B2

Amenities

Amenities Playground
Parking Spaces 2
Parking Off Street, On Street, RV Access



Interior

Interior Features Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating Central, Forced Air, Natural Gas
Cooling Central Air
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Interior Lot, Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame, Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed August 2nd, 2024
Date Sold August 16th, 2024
Days on Market 14
Zoning R-1N
HOA Fees 342.00
HOA Fees Freq. ANN

Listing Details

Listing Office Jayman Realty Inc.

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