

\$650,000 - 198 New Brighton Circle Se, Calgary

MLS® #A2253964

\$650,000

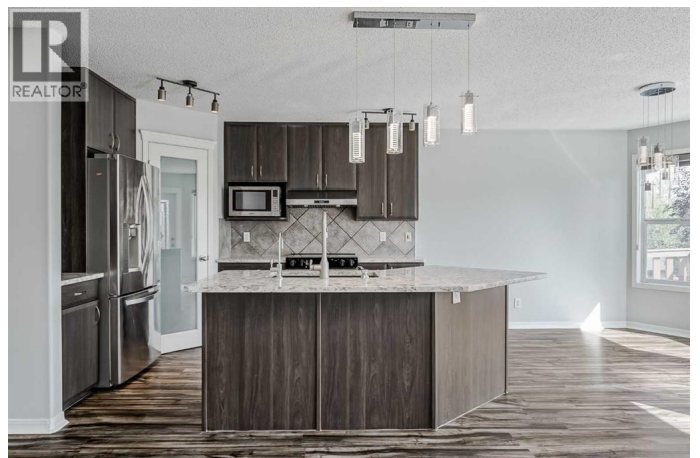
4 Bedroom, 4.00 Bathroom, 1,835 sqft

Single Family on 0.10 Acres

New Brighton, Calgary, Alberta

OPEN HOUSE SAT OCT 11TH FROM 1-3!!

Discover your dream family home, where modern luxury meets sustainable living in a prime, family-friendly location. This beautifully updated 2-storey home offers over 2,500 square feet of meticulously designed living space, all in a move-in-ready package. The moment you step inside, the open-concept living room welcomes you with brand-new vinyl plank flooring and a cozy gas fireplace, setting the stage for comfortable gatherings. The space flows seamlessly into a stunning eat-in kitchen—a true centerpiece with its modern island, upgraded cabinetry, and brand-new stainless steel appliances. Ascend the stairs to a private family sanctuary, highlighted by a spacious bonus room with a soaring 12-foot ceiling, perfect for an entertainment hub or a quiet retreat. The home boasts 3 generous bedrooms up and 1 down, 3.5 baths, plus a fully finished basement that provides additional living space and versatility. This exceptional home offers unparalleled peace of mind with significant upgrades that matter. Stay comfortable year-round with central A/C and a high-efficiency furnace(2020), and enjoy a continuous supply of hot water with a tankless water heater (2022). A water softener with chlorine guard and a reverse osmosis system ensure the highest water quality. The ultimate upgrade, however, is the 20 solar panels that cover the home's complete electrical needs, offering immense savings and a greener lifestyle. The exterior is just as



impressive, with a new roof (2021), fresh sod (2022), new doors, and a comprehensive security system. All of this is perfectly situated just steps from an elementary school and public transit, easy access to Deerfoot & Stoney Tr offering both convenience and community. This home is a smart investment in your family's future, blending style, functionality, and unbeatable efficiency. Don't miss out on this amazing opportunity to call this your new home. (id:6289)

Built in 2002

Essential Information

Listing #	A2253964
Price	\$650,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,835
Acres	0.10
Year Built	2002
Type	Single Family
Sub-Type	Freehold

Community Information

Address	198 New Brighton Circle Se
Subdivision	New Brighton
City	Calgary
Province	Alberta
Postal Code	T2Z4B4

Amenities

Amenities	Park, Playground, Schools, Shopping, Recreation Centre
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave, Hood Fan, Window Coverings, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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