

\$799,000 - 78 New Brighton Manor Se, Calgary

MLS® #A2258105

\$799,000

3 Bedroom, 1.00 Bathroom, 2,643 sqft

Single Family on 1.05 Acres

New Brighton, Calgary, Alberta

Discover this impeccably cared-for detached residence nestled in the desirable neighbourhood of New Brighton. Offering plenty of space and flexibility, this home features 4 bedrooms and 3.5 bathrooms, making it ideal for families of all sizes or those needing room for guests or extended family. As you enter, you'll be greeted by a welcoming main floor that showcases rich hardwood flooring, a carpeted front flex room perfect for a study or home office, and a handy guest bathroom. The kitchen is both stylish and practical, outfitted with stainless steel appliances and seamlessly connected to the open-concept living area, where a fireplace creates a cozy atmosphere for unwinding or hosting friends. Upstairs, you'll find three well-sized bedrooms, including a tranquil primary suite with a walk-in closet and a spa-inspired ensuite bathroom. A second full bathroom provides comfort and convenience for the remaining bedrooms. The fully finished basement expands your living space, featuring a large rec room with a custom-built entertainment center, included AV setup, and integrated speaker wiring – a dream setup for movie lovers or game nights. You'll also find a fourth bedroom, another full bathroom, and a laundry room equipped with a brand-new washer and dryer. Other updates and upgrades include a central vacuum system and a recently replaced hot water tank. Step outside to a private, landscaped backyard complete with a spacious deck,



stone patio, pergola, and a storage shed – a perfect space to enjoy Calgary’s beautiful summers. This home truly offers a blend of comfort, style, and practicality – all in a welcoming, family-oriented community. An excellent opportunity you won’t want to miss! (id:6289)

Built in 2003

Essential Information

Listing #	A2258105
Price	\$799,000
Bedrooms	3
Bathrooms	1.00
Square Footage	2,643
Acres	1.05
Year Built	2003
Type	Single Family
Sub-Type	Freehold

Community Information

Address	78 New Brighton Manor Se
Subdivision	New Brighton
City	Calgary
Province	Alberta
Postal Code	T2Z4J3

Amenities

Amenities	Park, Clubhouse
Features	Closet Organizers, No Smoking Home, Gazebo
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Garburator, Washer & Dryer
Heating	Forced air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Concrete, Vinyl siding
Exterior Features	Garden Area
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Keller Williams BOLD Realty



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