

**77 New Brighton Heights SE
Calgary, Alberta**

MLS # A2238164



\$559,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,365 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad, RV Access/Parking, Stall, Unpaved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In, Landscaped, Rectar		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Pantry		

Inclusions: N/A

Welcome to this stunning home in New Brighton, located in a cul-de-sac just steps from schools, parks, shopping, transit, and more. With tasteful upgrades throughout, this home features a popular open floor plan with a 3-way fireplace, knockdown ceilings, large windows, and architectural details that fill the space with natural light. The kitchen includes a large central island with sink and eating bar, granite countertops, black appliances, tile backsplash, and ample maple cabinetry. Upstairs, find 3 bedrooms, including a primary suite with ensuite and walk-in closet. Additional features include a covered front veranda, oversized 16x9 rear deck, two outdoor parking stalls, BBQ gas line, landscaped front and back yard, large side area could be great for a dog run, and more. New roof in 2021. Come and see this great home. Book your showing with your agent today! Open house Saturday July 12, 11 AM - 1 PM