

**148 New Brighton Lane SE
Calgary, Alberta**

MLS # A2239854



\$634,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,917 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

*** OPEN HOUSE >> July 19 & 20 >> 2:00pm - 4:00pm *** Welcome to this stunning two-storey family home nestled in a quiet cul-de-sac in the vibrant and family-friendly community of New Brighton. Thoughtfully designed and freshly painted throughout, this bright and spacious home offers over 1,900 SqFt of functional living space — perfect for growing families and those who love to entertain. Step inside to a warm and inviting open-concept main floor featuring rich hardwood and ceramic tile flooring. The expansive great room is anchored by a cozy gas fireplace, making it the ideal space to unwind. The gourmet kitchen boasts upgraded cabinetry, gleaming granite countertops, stainless steel appliances, a central island with breakfast bar seating, and a sunny dining nook that opens onto a large south-facing deck—perfect for hosting barbecues or relaxing in the sun. The main floor also offers a powder room and a well-placed laundry area offering both ease and practicality for busy households. Upstairs, you'll find a spacious and sunlit bonus room—perfect for a family movie night, home office, or playroom. The luxurious primary suite features a walk-in closet and a spa-like 5-piece ensuite with an oversized soaker tub and separate shower. Two additional generously sized bedrooms and a full 4-piece bathroom complete the upper level. The undeveloped basement comes with roughed-in plumbing, offering a blank canvas for your future development—whether it's a home gym, guest suite, or rec room. Additional highlights include a double front-attached garage with high ceilings, new washer and dryer installed in 2024, dishwasher in 2023, central air-conditioning installed in 2022 and a roof replacement completed in 2021. Located on a lot without a pedestrian sidewalk in front, you'll also enjoy minimal snow

maintenance in the winter. Enjoy the unbeatable location—just a 5-minute walk to New Brighton Elementary School and city bus stops, and only a short 3-minute drive to Deerfoot Trail. Major retailers like Walmart, Superstore, Home Depot, and RONA are all within a 5-minute drive, making errands quick and convenient. As a resident of New Brighton, you'll also have access to the New Brighton Residents Association featuring year-round amenities including a water park, tennis courts, a skating rink, and playgrounds. This beautiful home offers the perfect blend of space, style, and location. Don't miss your chance to make it yours—book your private tour today!