

562 New Brighton Drive SE  
Calgary, Alberta

MLS # A2275887



**\$649,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,460 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Gazebo, Standard Shaped Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Chandelier, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Garage Door Opener & Central Vacuum \*\*excluding attachments

Move in ready for its next family! Experience this quaint, well maintained Family Home with a charmingly landscaped yard, and its two-story light filled foyer & great room featuring a stacked stone corner gas fireplace. A thoughtfully laid out kitchen with upgraded Professional Series Frigidaire stainless steel appliances, along with ample storage of a corner pantry, an island complete with eating bar and dining nook perfect for daily activities of casual family life or entertaining friends. A perfect place to create lasting memories! This home offers functional spaces with the efficient open floor plan, a main floor laundry & double car garage. The balance of the warm natural color combinations with high-end, well-appointed custom, light controlling window treatment throughout. This home also boasts practical features for modern living including the additional upgrade to new flooring in ensuite & guest bathrooms plus a brand-new water heater Dec 2025, as well as central A/C for year-round comfort. The spacious master suite overlooks the backyard with a walk-in closet and an ensuite with separate shower & soaker tub. Generous 2nd and 3rd bedrooms with an adjacent full bathroom incl tub/shower combination ideal for a family life. This home offers exceptional value. A developed basement with flex space for studio, work out, and additional entertainment play area complete with half bath upgraded wood sliding barn style door & wood clad beam detail. Step outside to your private, fenced backyard, where you can relax on the expansive south facing patio areas, wood with louvered pergolas and another in stone, to host summer barbecues with friends and family an outdoor entertainment spaces made perfect! This property offers the ideal blend of tranquility and conveniently located close to many schools, enjoy all the amenities New Brighton offers along with the

advantages to shopping in the adjoining communities, and only a short distance to all major commuter routes. Follow the safe and quiet tree lined streets, only steps away to walking paths around the serene pond, & to numerous playgrounds making suburban lifestyle living so desirable! Make this home yours! Schedule a viewing today.