

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

**MLS # A2284696**



# \$579,900

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,783 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Rectangular Lo		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** NA

Set on a quiet cul-de-sac, this original Morrison Homes build offers just over 2,200 sq. ft. of total living space with a layout that's both functional and flexible—an ideal opportunity for buyers looking to gain equity at a great price. Warm curb appeal welcomes you home from the moment you arrive. Step inside to a bright, open-to-above foyer that immediately creates a sense of space and light. The main floor features an open-concept layout with a sun-filled kitchen offering plenty of cabinetry, black appliances, and a central island topped with granite countertops. The kitchen flows seamlessly into the living room, anchored by a gas fireplace with tile surround and mantle, and into the dining area with patio doors leading to a south-facing backyard and deck—perfect for enjoying all-day sunshine. A convenient 2-piece bathroom and main-floor laundry room complete this level. The double attached garage is insulated and drywalled, adding everyday comfort and storage. Upstairs, the layout continues to impress with a vaulted-ceiling bonus room, ideal for movie nights, a play space, or a home office. You'll also find three well-sized bedrooms, including the primary bedroom featuring an elegant arched entry into its own 4-piece ensuite with a relaxing jetted tub. An additional 4-piece bathroom completes the upper level. The fully finished basement adds even more usable space with a family/recreation room, an additional 4-piece bathroom, and a small office area—perfect for working from home. Conveniently located close to shopping, schools, parks, and playgrounds, with quick access to New Brighton Athletic Park and the shops and restaurants along 130th Avenue. A complete home, in a great location, offering EXCEPTIONAL VALUE!