

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

MLS # A2284696

\$579,900



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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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!