$599,900 - 95 New Brighton Landing Se, Calgary

MLS® #A2212957

$599,900
4 Bedroom, 3.00 Bathroom, 1,039 sqft
Residential on 0.09 Acres

New Brighton, Calgary, Alberta

This little gem nicely and quietly tucked away in the lovely community of New Brighton will have you falling in love with the idea of Bungalow living all over again. With FOUR BEDROOMS and THREE BATHROOMS, there is ample room for all to enjoy. Whether you are a young growing family, ready to right size into one level living or considering the possibility of being an entrepreneur with a fantastic investment opportunity, this home will fit the bill. These tenants would absolutely love to stay but are also ready to move on to their next adventure if necessary. They have cared for this house as it were their own home and it shows. Clean and well taken care of, you will immediately be welcomed into almost 2000sqft of developed living space that is warm and cozy while being bright and beautiful. Stepping up to the main living area you will notice right away the gorgeous vaulted ceiling offering a 10ft peak opening up the space to include a great kitchen boasting GRANITE COUNTERTOPS, extended island creating a nice raised eating bar, classic subway tile back splash, sleek stainless steel appliances, corner pantry and a beautiful sunlit skylight that invites an abundance of natural daylight into the home. You will discover TWO BEDROOMS on the main floor with the Primary Bedroom boasting your very own en suite, while the secondary bedroom would be an ideal office or nursey. All of this that opens up to your spacious living room with the continued vaulted ceiling that carry's your

sightline over, through over sized windows, into the back yard framed in by mature trees giving you a sense of being in an A-frame cabin. The FULLY FINISHED lower level offers so much additional living space with a huge family room with a corner gas feature fireplace with tile surround and wooden mantle. You will discover TWO MORE BEDROOMS (ONE WITH A WALK-IN CLOSET), A STYLISH FULL BATH and an additional living room area that could be used for a variety of uses; an office area, play space or media room. Stepping out to the back yard you will see a great little deck for your BBQ and then a great stone patio with room for multiple areas of entertaining. Fully fenced on a long yard with a stone pathway out to your OVER SIZED DOUBLE DETACHED GARAGE WITH A PLETHURA OF SOLAR PANELS!! Help reduce utility bills with these already installed SOLAR PANELS!! This home is just steps to the green space, walking trails and within walking distance to High Street in McKenzie Town and just a short drive to all the amenities on 130th, Mahogany and Auburn Bay. Quick access to Stony Trail and Deerfoot and a short distance to the South Health Campus, numerous restaurants and movie theatre. Discover this great home today!

Built in 2009

Essential Information

MLS® #	A2212957
Price	$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,039
Acres	0.09
Year Built	2009

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	95 New Brighton Landing Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0S7

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Open Floorplan, Pantry, Vaulted Ceiling(s), Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2025
Days on Market	13
Zoning	R-G
HOA Fees	362
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.

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