

198 New Brighton Circle SE  
Calgary, Alberta

MLS # A2253964



**\$660,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,835 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** IKEA closet in basement bedroom

Discover your dream family home, where modern luxury meets sustainable living in a prime, family-friendly location. This beautifully updated 2-storey home offers over 2,500 square feet of meticulously designed living space, all in a move-in-ready package. The moment you step inside, the open-concept living room welcomes you with brand-new vinyl plank flooring and a cozy gas fireplace, setting the stage for comfortable gatherings. The space flows seamlessly into a stunning eat-in kitchen—a true centerpiece with its modern island, upgraded cabinetry, and brand-new stainless steel appliances. Ascend the stairs to a private family sanctuary, highlighted by a spacious bonus room with a soaring 12-foot ceiling, perfect for an entertainment hub or a quiet retreat. The home boasts 3 generous bedrooms up and 1 down, 3.5 baths, plus a fully finished basement that provides additional living space and versatility. This exceptional home offers unparalleled peace of mind with significant upgrades that matter. Stay comfortable year-round with central A/C and a high-efficiency furnace(2020), and enjoy a continuous supply of hot water with a tankless water heater (2022). A water softener with chlorine guard and a reverse osmosis system ensure the highest water quality. The ultimate upgrade, however, is the 20 solar panels that cover the home's complete electrical needs, offering immense savings and a greener lifestyle. The exterior is just as impressive, with a new roof (2021), fresh sod (2022), new doors, and a comprehensive security system. All of this is perfectly situated just steps from an elementary school and public transit, easy access to Deerfoot & Stoney Tr offering both convenience and community. This home is a smart investment in your family's future, blending style, functionality, and unbeatable efficiency. Don't miss out on this amazing

opportunity to call this your new home.