# \$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 Sub-Type Style Status <b>Community Infor</b> Address	95 New Brighton Landing Se	SD NEW BRIGHTON LANDING SE MANN LEVEL (160) - 1.082 25 6 FL / 19 55 m <sup>2</sup> TOTAL ABOVE GRADE FMS 302 5 GL / 19 55 m <sup>2</sup> DOTAL ABOVE GRADE FMS 302 5 GL / 19 55 m <sup>2</sup> BASEMENT UNDEVELOPED AREA (8G) - 110 45 GP / 14 63 m <sup>2</sup> BASEMENT UNDEVELOPED AREA (8G) - 128 21 Sq FL / 11 91 m <sup>2</sup> TOTAL AG/BG AREA - 2078.50 Sq FL / 19 3.09 m <sup>2</sup>	CARAGE 2011' * 1870
Subdivision City County Province Postal Code <b>Amenities</b> Amenities Parking Spaces Parking # of Garages	New Brighton Calgary Calgary Alberta T2Z 0S7 Other 2 Double Garage Detached 2	IVING ROOM ITTY HIP DINNG ROOM ITTY HIP ITTY HIP	FAMILY ROOM 1773's 167 BIRDOM 1107's syst FLIX ROOM 1107's syst HERROM 100's syst HERROM 1107's syst HERROM 1107's syst HERROM
Interior Interior Features Appliances Heating Cooling	Breakfast Bar, Open Floorpla Ceilings, Pantry, Skylight(s), Dishwasher, Dryer, Electric S Fan, Refrigerator, Washer, W Forced Air, Natural Gas None	Vaulted Ceiling(s) Stove, Garage Control(s	

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room, 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	59
Zoning	R-G
HOA Fees	362
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office Jayman Realty Inc.

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