

**209 New Brighton Walk SE  
Calgary, Alberta**

**MLS # A2287558**



**\$450,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,544 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Insulated		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped, Lawn, Level, Views		

**Heating:** Forced Air, Natural Gas

**Floors:** Ceramic Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Stone, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 324

**LLD:** -

**Zoning:** M-1 d75

**Utilities:** -

**Inclusions:** 2 garage storage racks mounts to the ceiling.

This stylish 2017-built home boasts a combination of vinyl and stone exterior, a double attached side by side garage, central air for year-round comfort a front concrete lower patio faces a green space for added privacy. Step inside to a tiled entry featuring a storage room, full-size washer and dryer, and a 2-year-old hot water tank. Garage access includes a 220V outlet, slat wall system, two upper storage shelves 220 volt and a convenient water tap completely insulated, drywalled and painted. Freshly painted interior, Enjoy '90s knockdown ceilings and newly installed WPC plank flooring throughout the entire home including all the stairs. The front lifestyle room flows seamlessly into the center kitchen and back dining area. The kitchen is a chef's dream with a center island, quartz counters, soft-close drawers, stylish grey cabinets, subway tile backsplash, a full set of stainless-steel appliances including a smooth-top stove, dishwasher, fridge, and microwave/hood combo. Additional features include a pantry closet, programmable thermostat, tech niche, 2 piece guest bath and garden door leading to a vinyl-deck with an outdoor outlet and BBQ gas line. WPC plank flooring continues upstairs with no carpet and seamless vents throughout the home. Two back bedrooms include one with a built-in closet organizer. The 4-piece main bath features a tiled tub surround with decorative accents, a quartz storage vanity, under-mount sink, and linen closet. The front primary suite offers mountain views, a walk-in closet, and a 3-piece tiled en-suite with full-size shower and quartz storage vanity. The perfect 3 bedroom, 2.5 bath plan with double attached garage on a quiet location and added comfort features positioned with ease of access to local amenities and quick access to 52nd Street as well as 130th Ave!