

**112, 130 New Brighton Way SE  
Calgary, Alberta**

**MLS # A2297159**



**\$439,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,318 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Rear, On Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 392
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Storage		

**Inclusions:** N/A

Welcome to this beautifully maintained two-storey townhome in the highly sought-after community of New Brighton. Offering over 1,500 sq ft of living space and an attached heated double garage, this home combines comfort, style, and functionality. Step inside through the spacious front entry and head up to the bright open-concept main living area, featuring hardwood flooring, and large windows that fill the space with natural light. The kitchen is a true highlight and a chef's dream, complete with custom cabinetry, modern tile backsplash, a large island, and upgraded appliances including a Maytag refrigerator, double oven, and dishwasher. The adjacent dining area provides plenty of space for entertaining and offers access to a private balcony &mdash; perfect for summer BBQs. A conveniently located half bathroom completes the main level. Upstairs you'll find three spacious bedrooms, all featuring large windows. The primary suite includes a walk-in closet and private ensuite, while the two additional bedrooms offer generous closet space and share a beautifully finished full bathroom with modern tile work. The upper floor also features a large laundry area with built-in cabinetry and storage, along with a Samsung washer and dryer. A tucked-away bonus storage room on the staircase landing offers the perfect place for seasonal items or a fun hideaway for kids. The lower level provides another versatile room, ideal for a home office, workout space, or flex room, along with access to the utility room and attached garage. Located in one of Calgary's most family-friendly communities, New Brighton offers excellent schools, nearby shopping, and quick access to major roadways. Residents also enjoy access to the New Brighton Clubhouse, featuring a water park, hockey rink, tennis courts, and event facilities. Don't miss your chance to own this

exceptional home &mdash; book your private viewing today!