



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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246 New Brighton Mews SE  
Calgary, Alberta

MLS # A2247778



\$689,000

|             |                                                                                                                     |            |      |
|-------------|---------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air                                                                                                          | Water:     | -    |
| Floors:     | Vinyl Plank                                                                                                         | Sewer:     | -    |
| Roof:       | Asphalt                                                                                                             | Condo Fee: | -    |
| Basement:   | Finished, Full                                                                                                      | LLD:       | -    |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                                                                     | Zoning:    | R-1N |
| Foundation: | Poured Concrete                                                                                                     | Utilities: | -    |
| Features:   | Bar, Chandelier, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Sump Pump(s), Walk-In Closet(s) |            |      |
| Inclusions: | Negotiable                                                                                                          |            |      |

SPACIOUS LIVING SPACE 2,234.7 SQ.FT. HOME + BIG GARAGE &mdash; perfectly situated on a QUIET CUL-DE-SAC IN NEW BRIGHTON! Walk to NEW BRIGHTON PUBLIC SCHOOL, close to ST. ALBERT THE GREAT, NEW BRIGHTON CLUB, parks, transit, and High Street. FULLY LANDSCAPED YARD WITH ENTERTAINMENT SPACE &mdash; widened front drive, stone exterior accents, full-width deck, attached sun awning, fenced yard for kids and pets. OPEN-CONCEPT MAIN FLOOR &mdash; tiled front & garage entries, main-floor laundry, added storage, 2pc bath, corner gas fireplace, and a RENOVATED KITCHEN (2025) with center island, sil-granite sink, REAL MARBLE GRANITE counters, subway tile backsplash, stainless steel appliances, soft-close white cabinets & pantry. BRIGHT UPPER LEVEL &mdash; front bonus room with vaulted ceiling, 2 spacious kids's bedrooms, large back master, and RENOVATED BATHROOMS with tile floors, granite counters, vessel sinks & modern faucets. FULLY FINISHED BASEMENT &mdash; rec room, flex room, built-in speakers, wall bar, full bath (2022), plus KARAOKE ROOM WITH SOUND ISOLATION. MAJOR UPGRADES LAST 5 YEARS &mdash; fresh paint (2025), new window coverings (2025), full kitchen renovation (2025), lighting (2024), flooring (2023), air conditioning (2023), new roof (2022), door alarms (front & back), casing & baseboard upgrades, quartz & granite countertops, plus other quality improvements since 2020. TURNKEY, MOVE-IN-READY HOME &mdash; stylish, functional, and loaded with features for today's lifestyle!