



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

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198 New Brighton Circle SE
Calgary, Alberta

MLS # A2253964



\$650,000

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

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

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.