

\$800,000 - 788 New Brighton Drive Se, Calgary

MLS® #A2266541

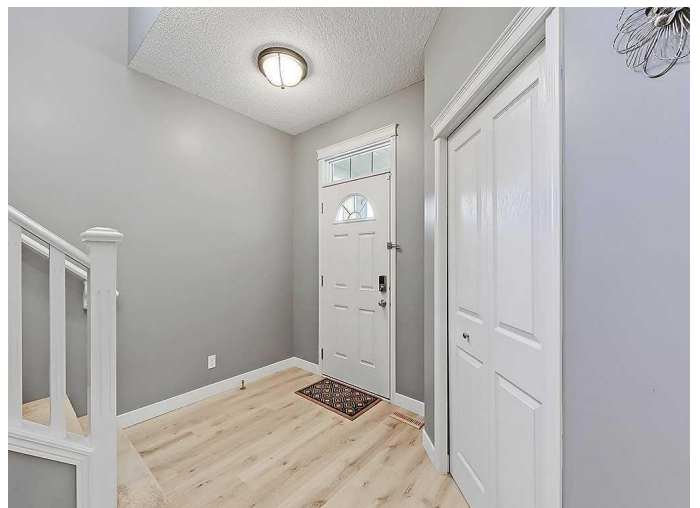
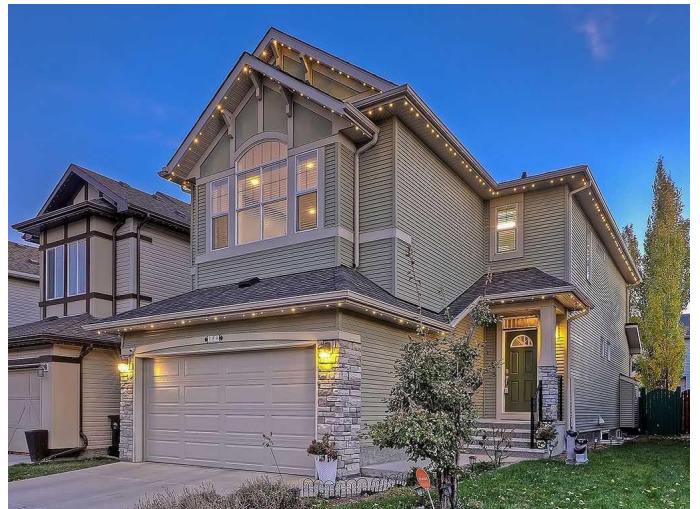
\$800,000

3 Bedroom, 4.00 Bathroom, 2,363 sqft

Residential on 0.10 Acres

New Brighton, Calgary, Alberta

Rare opportunity to own what feels like a brand new build in New Brighton! Why build new when you can own this fully renovated home in an established community that's already complete with stunning landscaping, deck, fenced, fully finished basement and with all widow coverings included. This home has been meticulously maintained and renovated with selections & finishings that rival current modern show homes. From the moment you step into the spacious entrance you will appreciate how much natural light flows throughout the entire home thanks to the sunny south facing backyard with extra large windows at the back to capture that beautiful sunlight all day. Note that no expense was spared on the 10mm thick LVP flooring throughout the entire main floor. The kitchen showcases a luxurious suite of high end stainless steel appliances, quartz counters, loads of cabinet space/drawers complete with a walkthrough pantry designed with actual sturdy wood shelving. The separate dining space is large enough to accommodate larger gatherings and the large living rooms feels cozy with a stone tiled fireplace to curl up next to on those chilly winter nights. Also conveniently located on the main floor, a private office/den that is closed for privacy with beautiful french doors - a MUST HAVE for those working from home. A 2 piece powder room and generous sized mud room from the garage entrance completes the main floor. Upstairs you'll find a well appointed bonus



room beaming with sunlight from the suite of large windows. You'll also find 3 bedrooms, bright laundry room with a window (not just washer and dryer stuffed in the closet in a hallway), and the main 4 piece washroom. The primary bedroom does not disappoint in size and offers a 5 piece ensuite as well as a large walk-in closet. Bedrooms 2 & 3 are also spacious & equal in size. Downstairs you'll appreciate a very clean fully finished basement with 2 recreation rooms, another den/office space and another full 4 piece bathroom. One of the basement recreation rooms could easily be converted into a 4th bedroom if desired. Enjoy long patio seasons on the SUNNY SOUTH FACING rear deck and backyard. The exterior of this home has been lovingly designed to offer fully landscaped backyard oasis. Details like Gemstone lights (\$\$\$ upgrade!), a fully finished garage, and Central Air Conditioning adds to the list of creature comforts this home has to offer. Conveniently located within walking distance from 3 different schools (less than 1 minute walk from St. Margureite), a short drive to the major shops on 130th Ave, and quick access to Stoney & Deerfoot. This completely turn-key home shows 10/10, book your private viewing today!

Built in 2011

Essential Information

MLS® #	A2266541
Price	\$800,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,363
Acres	0.10
Year Built	2011

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	788 New Brighton Drive Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0Z8

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Natural Woodwork
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Landscaped, Lawn, Level, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 23rd, 2025
Days on Market 28
Zoning R-G
HOA Fees 362
HOA Fees Freq. ANN

Listing Details

Listing Office Stonemere Real Estate Solutions

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