

**332 New Brighton Place SE**  
**Calgary, Alberta**
**MLS # A2253745**

**\$697,500**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,926 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Shed in Backyard, Blinds		

STOP WHAT YOU ARE DOING AND READ THIS. Wait, did that actually work just because it was capitalized? Good news, it's time for your glow up! This beautifully kept family home packs over 2,600 SqFt of "we actually have space for everything" living, perfectly tucked away on a quiet, no-through street (translation: no random cars and fewer door-to-door solar salespeople). Inside, you'll find a bright, open main floor made for entertaining—or pretending to entertain while you binge your latest show. The kitchen? Granite counters, stainless steel everything, and cabinets tall enough to lose a step stool in. Plus, a corner pantry big enough to store Costco-sized snacks for the next apocalypse. Upstairs, you get three generously sized bedrooms including a primary suite fit for a king-sized bed and your questionably necessary pillow collection. The ensuite features a deep soaker tub for those "don't talk to me" nights, a separate shower, and enough counter space to finally stop fighting over the sink. The bonus room boasts 11-foot ceilings—perfect for a movie marathon, kid chaos zone, golf simulator, or adult escape pod. Downstairs, the finished basement adds a fourth bedroom, another full bath, space for that hobby you swore you'd pick back up, or your in-laws (if you must). Outside, the pie-shaped lot has a big deck with a gas line, a shed for your secret projects, and room for whatever backyard shenanigans you're into. With recent updates like new hardwood (~2020), a new roof (~2021), and newer appliances, all that's missing is your stuff—and maybe a lawn chair to admire your good life choices.