

# \$739,900 - 355 New Brighton Place Se, Calgary

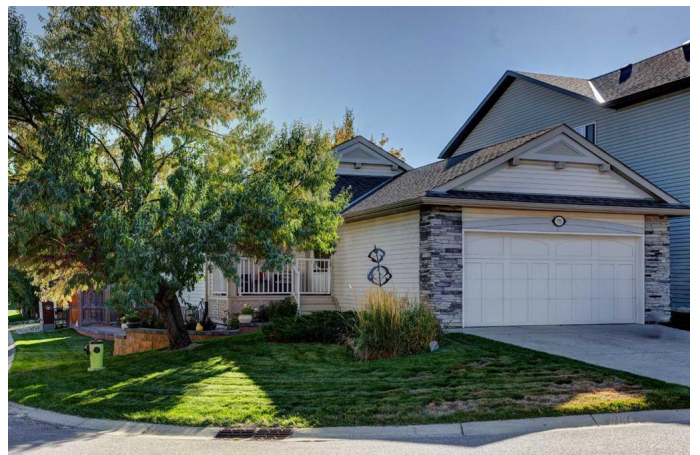
MLS® #A2202304

**\$739,900**

4 Bedroom, 3.00 Bathroom, 1,377 sqft  
Residential on 0.13 Acres

New Brighton, Calgary, Alberta

Welcome to your exquisite, immaculately maintained, central A/C'd bungalow in the highly sought-after community of New Brighton, where pride of ownership meets undeniable luxury. This fully finished, beautifully landscaped corner lot home offers over 2,680 sqft of refined living space, including 4 spacious bedrooms (or 3 + office) and 2.5 bathrooms across two beautifully designed levels. As you step into the grand foyer, gleaming hardwood floors and an abundance of natural light set the tone for the open-concept layout. At the heart of the home, the gourmet kitchen is illuminated by a stunning skylight and vaulted ceiling, complete with stainless steel appliances, ample Maple cabinetry, and a built-in beverage fridge in the Island, this kitchen is an entertainerâ€™s dream. Adjacent to the kitchen, the elegant dining area provides the perfect setting for intimate family dinners or larger gatherings, effortlessly flowing into the stylish living room. Here, you can unwind by the cozy gas fireplace, framed by floor-to-ceiling stone and custom-built cabinetry, with seamless access to your private rear deck, ideal for outdoor entertaining or quiet evenings. The expansive master suite is a true retreat, featuring a charming bay window, a luxurious walk-in closet, and a spa-inspired ensuite with a relaxing steam shower. Additionally, the main floor offers a convenient 2nd bedroom or home office, a laundry room, and a chic powder room. Downstairs, the fully finished



basement offers over 1,311 sqft of versatile space, boasting two generous bedrooms, a four-piece bathroom, and a vast recreation room perfect for a media space, games area, or a serene teenage getaway. Extra storage and utility rooms complete this level, ensuring there is a place for everything. Step outside to your beautifully landscaped, south-facing backyard, complete with a large deck, Gas line BBQ and a fully fenced, private oasis, perfect for sunny afternoons. The fence and brick pad allows space for additional parking. The home also features a double attached, insulated garage (Long enough to accommodate a truck or full-sized SUV, with additional parking for two vehicles on the front driveway. As part of the New Brighton community, youâ€™ll enjoy exclusive access to the New Brighton Club, offering year-round activities like skating, hockey, tennis, basketball, and a splash park. Situated near top-rated schools, parks, shopping, restaurants, and the South Calgary Health Campus, this home provides the perfect balance of luxury and lifestyle. This impeccable bungalow is truly move-in ready and waiting for you to make it your own. Schedule your private viewing today!

Built in 2006

### **Essential Information**

MLS® #	A2202304
Price	\$739,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,377
Acres	0.13
Year Built	2006
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	355 New Brighton Place Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4W6

### **Amenities**

Amenities	Clubhouse, Park, Playground, Recreation Facilities
Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Storage, Vaulted Ceiling(s)
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Masonry
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.