

47 New Brighton Link SE Calgary, Alberta

MLS # A2231583



\$659,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,830 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped		

Heating: Forced Air

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: None

OPEN HOUSE SATURDAY JUNE 21 from 2-4PM - Well maintained family home on a large corner lot in a great neighborhood, close to schools, the community center, shopping, and restaurants. The west facing backyard is a highlight, with a concrete RV parking pad, a spacious patio, a large shed, and mature trees providing privacy and shade. Inside, the 9' ceilings and open concept layout create a bright and welcoming atmosphere. The kitchen features warm maple cabinetry, stainless steel appliances, a corner pantry, and a central island, while the dining area easily accommodates a large table and opens to the backyard through sliding doors. A cozy gas fireplace anchors the living room, and main floor laundry adds convenience. Upstairs, the generous bonus room is filled with natural light, and all three bedrooms are nicely sized, including the primary suite with a walk-in closet and a 5-piece ensuite with a separate corner tub and shower. The fully finished basement offers a huge recreation room and a third full bathroom. Additional features include air conditioning, a water softener, and a heated garage.