

# \$739,900 - 43 New Brighton Manor Se, Calgary

MLS® #A2200403

**\$739,900**

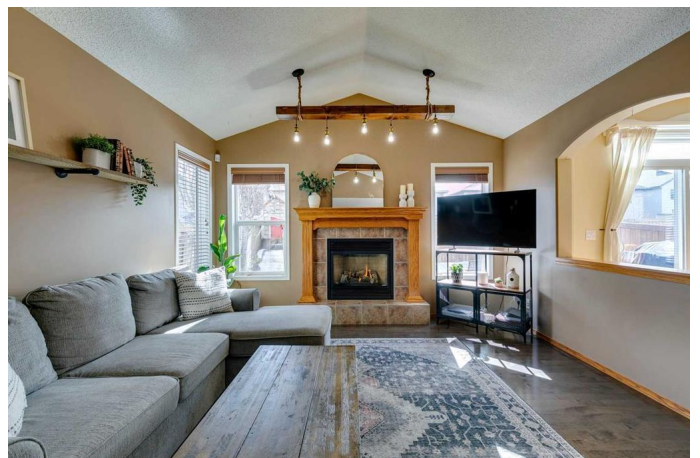
4 Bedroom, 4.00 Bathroom, 2,126 sqft  
Residential on 0.08 Acres

New Brighton, Calgary, Alberta

This spacious fully-developed 2-storey home is located in the desirable family-friendly community of New Brighton. As you step into the bright, open foyer, youâ€™™ll be greeted by a versatile formal dining room that can also serve as an office or playroom. The large living room with soaring vaulted ceilings creates a sense of openness, while the beautiful maple kitchen is equipped with sleek stainless steel appliances, a spacious centre island, and a corner pantry. The adjacent breakfast nook offers the perfect spot to enjoy meals while overlooking the sun-drenched south-facing backyard.

Upstairs, you'll find two generously sized secondary bedrooms, a full bathroom, and the expansive primary suite complete with a private 4-piece ensuite and walk-in closet. Above the garage, the bonus room with vaulted ceilings is the perfect space for family activities and creating lasting memories. The fully finished basement with brand new carpet offers additional living space with a fourth bedroom, a full bathroom, a large rec room with a wet bar, and plenty of room for expansion or in-law accommodation.

Additional highlights include a newer roof with a 50-year warranty and updated siding, fully finished double attached garage, and abundant storage space in the basement. The south-facing, zero-maintenance synthetic turf backyard is fully fenced and features a two-tiered deck, an outdoor hot water tap, and



a treehouse! Mature trees provide both shade and privacy, making it an ideal space for outdoor enjoyment. This home is only a 3 minute walk to all the amenities at the New Brighton Residents Association (tennis court, pickle ball, outdoor arena, and more)! For more details, please click the links below!

Built in 2003

### **Essential Information**

MLS® #	A2200403
Price	\$739,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,126
Acres	0.08
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	43 New Brighton Manor Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4G8

### **Amenities**

Amenities	Clubhouse, Park, Party Room, Playground, Recreation Facilities, Recreation Room, Workshop, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### **Interior**

Interior Features Open Floorplan, Master Downstairs, See Remarks, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Landscaped, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed March 12th, 2025

Zoning R-G

HOA Fees 345

HOA Fees Freq. ANN

### **Listing Details**

Listing Office eXp Realty

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