

# \$749,200 - 125 New Brighton Manor Se, Calgary

MLS® #A2244833

## \$749,200

4 Bedroom, 4.00 Bathroom, 2,112 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

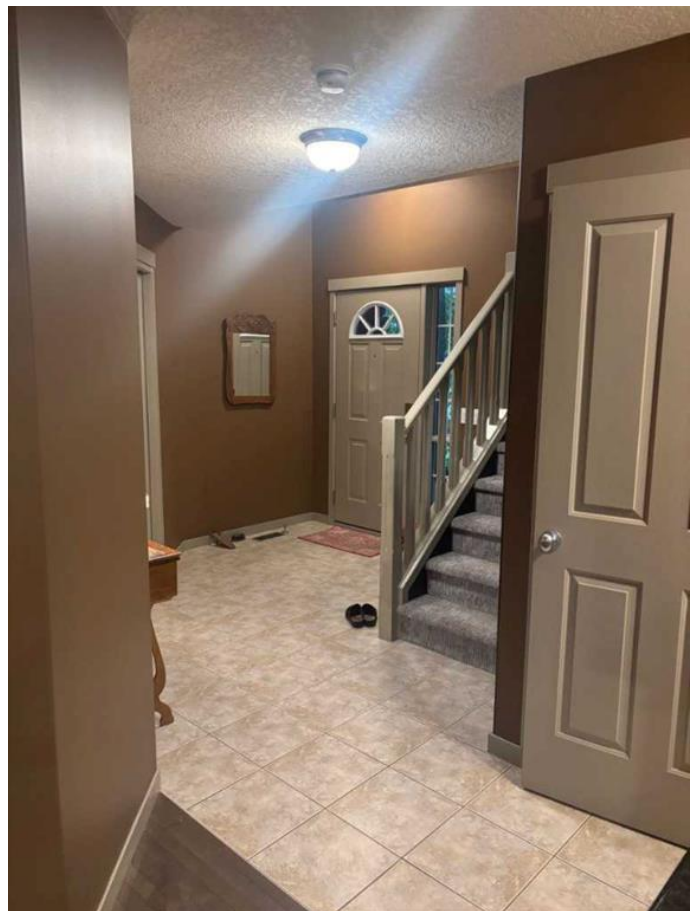
Click Link in Brochure for more info \*\* Warm earth tones welcome you to this unique home that has lots to offer with over 2100 square feet and 2900 sf developed. Includes professionally developed illegal suite with private walk-up entrance and private parking. Includes all appliances and 8'™4 raised ceiling.

If you are looking for peace and quiet, the "Manor" is a well-kept quiet crescent. Relaxing on the new, spacious, pressure-treated deck and private minimal maintenance back yard is great for kicking back for a barbecue with convenient gas line to BBQ

The feature gas fireplace in the great room is stunning!! With pewter doors and grills, hearth, three-tiered mantle and thermostatically controlled blower. Can be enjoyed from all rooms - from front door, kitchen, eating area and dining/flex room. Absolutely the focal point on main floor.

Kitchen includes beautiful granite counter tops with full height, Bordeaux stained cherry wood cabinets with a French pantry door. Soft close drawers in main cupboard. Garden doors lead to back yard oasis.

Main floor laundry room has extra cupboards



and shelves.

There is a huge bonus room with large windows and plenty of room for family living.

Master suite has two steps up to ensuite with jetted tub and pocket door separates shower and toilet for privacy. Large walk in closet. Levelor wood blinds in master bedroom, bonus and great room.

The garage is fully finished with dry wall paint, custom shelving and painted epoxy floor with four lights with gas line.

Furnace room is dry walled and painted.

Roof replaced in 2024; outside door and window trims painted in June 2025, new carpet throughout done in July 2025. Deck 2024.

There is a back alley, so no need to haul garbage bins in and out two times a week. No sidewalk to shovel. Close to New Brighton entrance. Home was professionally painted. Switch under sink if you want garbage disposal. Christmas light outlet with switch in hall closet. Driveway extended by 6.5 meters.

Included in price:

- 2 stoves
- 2 fridges
- 2 dishwashers
- 2 washers
- 2 dryers

Shed excluded

Windows cleaned in and out of the home and outside home professionally cleaned and painted.

Move in ready!

Built in 2004

## Essential Information

MLS® #	A2244833
Price	\$749,200
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,112
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active



## Community Information

Address	125 New Brighton Manor Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4J5

## Amenities

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

## Interior

Interior Features	Jetted Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Masonry

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 1st, 2025
Zoning	R-G
HOA Fees	365
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Honestdoor Inc.
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