

# \$634,900 - 148 New Brighton Lane Se, Calgary

MLS® #A2239854

**\$634,900**

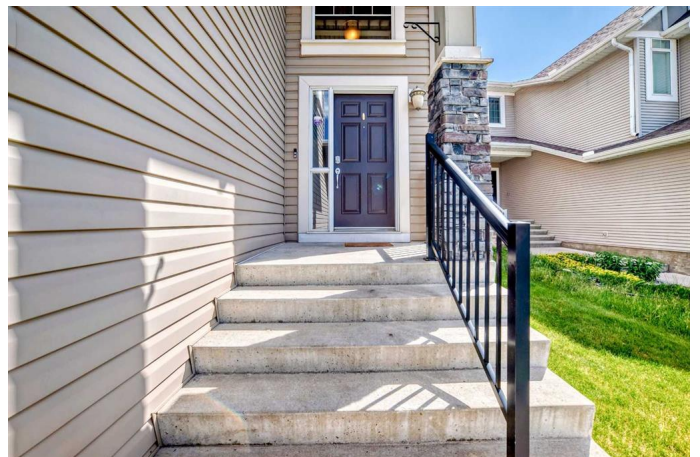
3 Bedroom, 3.00 Bathroom, 1,917 sqft  
Residential on 0.10 Acres

New Brighton, Calgary, Alberta

\*\*\* OPEN HOUSE >> July 19 & 20 >> 2:00pm  
- 4:00pm \*\*\*

Welcome to this stunning two-storey family home nestled in a quiet cul-de-sac in the vibrant and family-friendly community of New Brighton. Thoughtfully designed and freshly painted throughout, this bright and spacious home offers over 1,900 SqFt of functional living space – perfect for growing families and those who love to entertain. Step inside to a warm and inviting open-concept main floor featuring rich hardwood and ceramic tile flooring. The expansive great room is anchored by a cozy gas fireplace, making it the ideal space to unwind. The gourmet kitchen boasts upgraded cabinetry, gleaming granite countertops, stainless steel appliances, a central island with breakfast bar seating, and a sunny dining nook that opens onto a large south-facing deck – perfect for hosting barbecues or relaxing in the sun. The main floor also offers a powder room and a well-placed laundry area offering both ease and practicality for busy households.

Upstairs, you'll find a spacious and sunlit bonus room – perfect for a family movie night, home office, or playroom. The luxurious primary suite features a walk-in closet and a spa-like 5-piece ensuite with an oversized soaker tub and separate shower. Two additional generously sized bedrooms and a full 4-piece bathroom complete the upper level. The undeveloped basement comes with



roughed-in plumbing, offering a blank canvas for your future development—whether it’s a home gym, guest suite, or rec room. Additional highlights include a double front-attached garage with high ceilings, new washer and dryer installed in 2024, dishwasher in 2023, central air-conditioning installed in 2022 and a roof replacement completed in 2021. Located on a lot without a pedestrian sidewalk in front, you’ll also enjoy minimal snow maintenance in the winter. Enjoy the unbeatable location—just a 5-minute walk to New Brighton Elementary School and city bus stops, and only a short 3-minute drive to Deerfoot Trail. Major retailers like Walmart, Superstore, Home Depot, and RONA are all within a 5-minute drive, making errands quick and convenient. As a resident of New Brighton, you’ll also have access to the New Brighton Residents Association featuring year-round amenities including a water park, tennis courts, a skating rink, and playgrounds. This beautiful home offers the perfect blend of space, style, and location. Don’t miss your chance to make it yours—book your private tour today!

Built in 2007

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2239854    |
| Price          | \$634,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,917       |
| Acres          | 0.10        |
| Year Built     | 2007        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 148 New Brighton Lane Se |
| Subdivision | New Brighton             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z 0E2                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                             |
| Cooling           | Central Air                                                                                                         |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Gas, Living Room                                                                                                    |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                    |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | None                                           |
| Lot Description   | Landscaped, Level, Rectangular Lot, Cul-De-Sac |
| Roof              | Asphalt Shingle                                |
| Construction      | Stone, Vinyl Siding, Wood Frame                |
| Foundation        | Poured Concrete                                |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 16th, 2025 |
|-------------|-----------------|

|                |     |
|----------------|-----|
| Days on Market | 19  |
| Zoning         | R-G |
| HOA Fees       | 360 |
| HOA Fees Freq. | ANN |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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