

Condo Fee: \$256/Annually

Fee Included: Exterior Maintenance, Landscape and Snow Removal, Parking, Professional Management, Reserve Fund Contributions

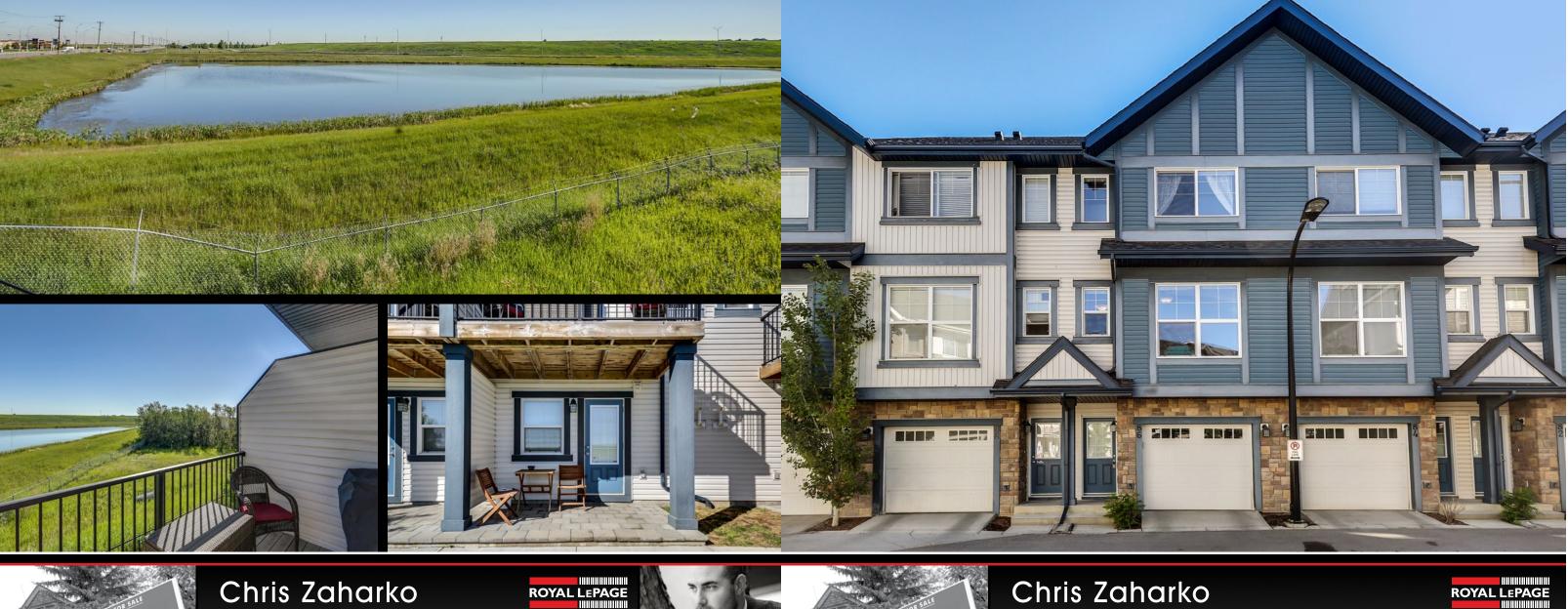
Goods Included: Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer, Window Coverings-All

| Kitchen | 15'10" X 9'0" | M |
|-----------|----------------|---|
| Dining Rm | 10'6" X 7'0" | M |
| Living Rm | 14'2" X 12'10" | M |
| Laundry | 3'2" X 3'0" | U |
| Mstr Bed | 10'6" X 10'0" | U |
| Bedroom | 10'8" X 10'0" | U |





86 New Brighton Pt SE





Associate Benchmark

Phone: 403-874-0424 www.zaharko.com - chris@zaharko.com

Top 1% Nationally



Chris Zaharko Associate



Phone: 403-874-0424

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Top 1% Nationally



Welcome to this beautiful and well maintained townhome in New Brighton. Amazing location backing onto a pond, allowing you to sit outside and enjoy the serene view. Great layout with an open & inviting main floor with spacious living & dining area, kitchen with tons of counter & cabinet space, 2-pc bath and door leading to the balcony with gas BBQ hookup. Upstairs features a dual master layout with 2 generous bedrooms, each with their own 4-pc ensuite & walk-in closet, plus convenient stacked laundry! The lower level is a tandem garage, perfect for 2 vehicles or just 1 plus lots of storage. Also a 2nd patio with sitting area facing the pond. This complex has low condo fees, and is located walking distance to shopping on 130th Ave, numerous schools, and easy access to Deerfoot and Stoney Trail. New Brighton also features a community centre with a splash park in summer or skating in the winter! This is a great home for many stages of life.













