



MLS: C4192141
Year Built: 2011
Total SqFt: 1,071
Taxes: \$1,914/2017
Condo Fee: \$186
HOA: \$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



Welcome Home to

86 New Brighton Pt SE



Chris Zaharko
Associate

ROYAL LEPAGE
BENCHMARK
INDEPENDENTLY OWNED AND OPERATED, BROKER



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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.

