



**52 Bridlemeadows Common SW
Calgary, Alberta**

MLS # A2295053



\$689,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,945 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to beautiful 2- storey house , Conveniently situated across from a park in the family-oriented SW community of Bridlewood. With the open layout on the main floor, featuring a bright living room with a gas fireplace. The stylish kitchen with a large island boasting a breakfast bar, plenty of cabinet space, a walk-through pantry, and a welcoming dining /breakfast nook. Laundry room and a 2- piece bath also located in the main floor. Upstairs, the primary suite offers ample space, complete with a large walk-in closet and a 4 -piece ensuite bathroom featuring a stand-up shower and a relaxing soaker tub. The upper level also includes a charming bonus room with vaulted ceilings , 2 additional bedrooms, an office space, and an updated 3-piece bath. The fully finished lower level provides flexibility with a recreation room, 2 additional bedrooms, a den/office, Dining room/servery. Step outside to the oversized , landscaped backyard, siding onto a walking path, and featuring a 2-tiered deck with a convenient gas hookup and a storage shed. Features includes a double attached garage, and recent upgrade like flooring. Previous owner ,in 2023 or before , has done the upgrades like new siding, roof, garage door, washer/dryer, and dishwasher. Conveniently located close to all amenities, including shopping, public transportation, parks, schools, and major roads, This house delivers great value. Book your private viewing today!