



**83 Bridlecreek Heath SW
Calgary, Alberta**

MLS # A2299197



\$630,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,395 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Landscaped, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, Pantry, Recessed Lighting, Walk-In Closet(s)		

Inclusions: none

Welcome to your new home located in a Quiet Cul-De-Sac that also backs onto a large green space with ponds, pathways and a walking bridge. Enjoy the sounds of wildlife, right in your own backyard, as this home back on to the pathway towards a bird sanctuary of the Bridlewood wetlands. The home is built on the open concept with a large great room with gas fireplace. The main floor is open and suited for entertaining. Upstairs there are 3 bedrooms, separate laundry, a spacious main bath and a fabulous master bedroom. The master boasts a walk in closet and an elaborate ensuite complete with separate shower and soaker tub. There is a large deck off of kitchen and patio from walkout. Garage is insulated, dry-walled with passage door. This home also features a walkout basement that is outfitted with all your man-cave needs(can be included in the sale, for the right price) The outside of this home has been beautifully landscaped and fenced. Just minutes away from schools like Monsignor J. J. O'Brien(8-minute walk) Bridlewood school (14-minute walk). It's only a 7-minute drive to get to Shawnessy C train station and also the grocery and shopping stores located around that area. Come and book your showing today!