



30 Bridlecrest Road SW
Calgary, Alberta

MLS # A2303074



\$618,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,609 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, Storage, Vinyl Windows		

Inclusions: Fridge (Garage)

Meet "Branson" - Double Attached Garage | New Furnace (2026) | Meticulously Maintained - Where comfort, space, and meaningful updates come together in a home designed for real life. The main floor offers a bright, open layout that feels both functional and inviting, highlighted by a spacious living room with newer laminate flooring (2021) and a cozy gas fireplace that naturally anchors the space. The kitchen is well thought out with newer appliances, a corner pantry, and an eating bar that connects seamlessly to the dining area, making it ideal for both everyday living and hosting. Updated vinyl tile in the kitchen and entry (2021), along with a new microwave hood fan (2024) add a clean, modern touch where it matters most. Upstairs, you'll find new carpet throughout (2024), a large bonus room that gives you flexibility for a media space, playroom, or quiet retreat, along with two generously sized bedrooms and a bright, spacious primary bedroom complete with its own 3-piece ensuite and spacious closet. The fully finished basement extends the home's versatility even further, offering a large open recreation room, a full 4-piece bathroom, and peace of mind with a brand new furnace (2026) that comes with a transferable warranty. Outside, the home continues to deliver with a large backyard framed by mature columnar aspens, creating a quiet and secluded feel. The large aggregate patio is perfect for summer evenings, entertaining, or simply relaxing outdoors. Recent exterior updates, including new siding and a new garage door (2023), enhance both curb appeal and long-term value, while the double attached garage adds everyday convenience. A well-rounded home in an established community, offering the space, updates, and setting that are increasingly hard to find.