



**92 Bridlewood Park SW  
Calgary, Alberta**

**MLS # A2307502**



**\$620,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,380 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Garden		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Shed in Backyard, Solar Panels

\*Open House Saturday May 9th 1:00-3:00PM\* Welcome home to this beautifully updated two storey home located on a desirable corner lot in Bridlewood, offering a fantastic blend of space, style, and long term comfort! Featuring 3 bedrooms, 2 and a half bathrooms, a fully finished basement, air conditioning, and a double attached garage, this home is designed for comfortable everyday living with thoughtful updates throughout. The main floor welcomes you with open to above ceilings in the living room, creating a bright and inviting space anchored by a gas fireplace with stunning custom stonework. The functional layout flows seamlessly into the dining and kitchen areas, making it perfect for both daily living and entertaining. Upstairs, you’ll find three well sized bedrooms, including a spacious primary retreat complete with a walk in closet and full ensuite bathroom. The fully finished basement adds even more flexibility, ideal for a media room, home gym, or office. Step outside to enjoy the large backyard with a deck, offering plenty of room to relax, entertain, or let kids and pets play. The corner lot provides additional space and privacy, while the double attached garage adds everyday convenience. Notable updates include new siding and garage door in 2022, solar panels installed in 2023, roof replaced in 2017, hot water tank in 2018, and a furnace inspection completed in 2023. Additional improvements such as new updated laminate flooring, lighting fixtures, and paint throughout the home contribute to its move in ready appeal. Located in a family friendly community close to schools, scenic ponds, and major routes like Stoney Trail, this home offers excellent access while maintaining a peaceful neighbourhood feel. A fantastic opportunity for families or first time buyers looking for a well maintained home in a great location!