



**87 Bridlecrest Road SW  
Calgary, Alberta**

**MLS # A2310166**

**\$589,900**



<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,539 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, On Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, French Door, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

This is the one!! This fully finished, original owner home is located in the family-friendly community of Bridlewood where everything you need is within walking distance plus beautiful green spaces and walking paths are endless. Travel around Calgary is easy with a super quick connection to Stoney Trail too. The curb appeal is on point with the adorable front porch! Walk inside and instantly feel at home; the main floor has a den that makes the perfect home office and a two-piece bathroom with main floor laundry. The main living area is OPEN CONCEPT with an abundance of natural light from the soaring dining room ceilings with added windows. The kitchen is every chef's dream, featuring stunning GRANITE counters, limitless storage from cabinets and a PANTRY, and STAINLESS STEEL appliances. The living room is large yet cozy with a gas fireplace and beautiful vinyl plank flooring throughout the main floor. Head up the beautiful staircase to find two well-sized bedrooms, a 4-piece bathroom, and a massive primary bedroom that can easily fit a king bed, along with your 4-piece ensuite that includes a soaker tub, walk-in shower, granite counters, and a large walk-in closet. The basement features a SEPARATE SIDE ENTRANCE perfect for a multigenerational home with added privacy. The basement includes a fourth bedroom with a walk-in closet, a spacious 3-piece bathroom, lots of storage, and a huge rec room with French doors. The WEST-facing backyard has a deck and plenty of green space for the kids or pets to run; it is fully fenced and has a shed for extra storage. Additionally, there is a gravel pad ready to add your double detached garage . Be sure to book your viewing cause this one really feels like home!!