



**44 Bridlepost Green SW
Calgary, Alberta**

MLS # A2312111



\$599,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,118 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating: Forced Air

Water: -

Floors: Ceramic Tile, Hardwood, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Ceiling Fan(s), Kitchen Island, Quartz Counters, Vaulted Ceiling(s)

Inclusions: NA

Set on a massive lot in a quiet, desirable location, this beautiful WALK-OUT bungalow offers a rare combination of space, functionality, and natural light. From the moment you step inside, you're welcomed by large, bright windows that flood the home with sunlight and create an open, inviting atmosphere throughout the main level. The thoughtfully designed layout makes everyday living effortless, featuring a stylish kitchen with a central island and contemporary finishes that seamlessly connect to the main living area. Perfect for both relaxing and entertaining. The main floor also offers two well-appointed bedrooms. Step outside onto the expansive deck to enjoy your morning sunlight or host large gatherings and BBQs. Downstairs, the fully finished walk-out basement adds incredible flexibility, complete with a third bedroom, full bathroom, and a spacious recreation area ideal for guests, a home office, gym or extended living space. Step outside to a truly standout feature: a massive, private backyard offering plenty of space to relax or entertain. Enjoy the beautiful evening light around a fire pit with friends and family, while a charming water feature adds a calming, resort like ambiance to the space. With an attached double garage and modern updates, this home delivers the perfect blend of convenience and tranquility just minutes from parks, amenities, and transit.