



**408 Bridlewood Court SW  
Calgary, Alberta**

**MLS # A2313224**



**\$629,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,718 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Side E		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	<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>	Breakfast Bar, Built-in Features, Closet Organizers, Laminate Counters, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Backyard Shed

Welcome to 408 Bridlewood Court SW! This beautifully maintained two storey home offers over 2,300 sq. ft. of functional, open concept living space in the highly desirable southwest community of Bridlewood. Tucked away on a quiet cul de sac and just a short walk to parks, schools, shopping, and amenities, this home delivers the perfect balance of comfort, functionality, and indoor outdoor living. Step inside to a bright and inviting main floor featuring a spacious living room, a dedicated dining area overlooking the large backyard, and a well appointed kitchen complete with newer appliances, a breakfast bar, ample cabinetry, and a walk in pantry. The thoughtful layout is ideal for both everyday living and entertaining. Upstairs, the oversized primary retreat features a walk in closet and a fully renovated 4 piece ensuite. Two additional bedrooms and another beautifully renovated full bathroom complete the upper level. A bright, south facing bonus room anchors the second floor, offering the perfect space for movie nights, family time, or hosting guests. The finished basement adds even more versatility with a large open family room ideal for a home gym, playroom, office, or media space, along with an additional half bathroom and generous storage options. Notable upgrades and features include two renovated bathrooms, hardwood flooring, main floor laundry, central air conditioning installed in 2023, newer kitchen appliances, and a double attached garage. The home also received new siding, roofing, and a garage door in 2023, providing both peace of mind and enhanced curb appeal. Outside, enjoy a private backyard with a spacious deck perfect for entertaining, relaxing, and spending time with family and friends. Combining functional living space, thoughtful upgrades, a private yard, and an exceptional location close to all amenities, this is a home you won't want to miss. Book

your showing today!