



GRASSROOTS
REALTY GROUP

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17 Bridlecrest Court SW
Calgary, Alberta

MLS # A2317480



\$715,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Bridlewood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,784 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Rectangular Lot | | |

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Shed

Welcome to 17 Bridlecrest Court SW, a beautifully maintained and thoughtfully renovated detached home tucked into one of Bridlecrest's most convenient locations. With 3 bedrooms, 3.5 bathrooms, and a fully developed walkout basement, this home offers the space and flexibility modern families need. The updated master bedroom is a true retreat, and the list of recent upgrades speaks for itself, roof and siding replaced in 2022, a brand new hot water tank in 2025, new central A/C, fresh paint throughout, new carpet upstairs, and all new appliances including the stove, fridge, washer, and dryer. Out back, you'll find a stunning private backyard oasis with green space beyond the fence, giving you that open, peaceful feel with no rear neighbours looking in. Whether you're unwinding on the deck or entertaining friends, this yard delivers. Steps to schools, shopping, and some of Calgary's best walking paths, and with quick access to Stoney Trail, your commute has never been easier. This one truly checks every box. Book your private showing today before it's gone.