



**GRASSROOTS**  
REALTY GROUP

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125 Bridlewood Court SW  
Calgary, Alberta

MLS # A2317992



**\$600,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,509 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, Pantry, Walk-In Closet(s)

**Inclusions:** None

Welcome to this beautifully appointed front garage two-storey home in the family-friendly community of Bridlewood. From the moment you step through the large welcoming foyer, you'll feel the warmth and thoughtful design that sets this property apart. The whole home has been freshly painted. The main floor flows effortlessly from a cozy living room with a gas fireplace to a well-equipped kitchen with pantry and built-in desk, complemented by a spacious dining area &mdash; perfect for entertaining. Convenient main-floor laundry and a 2-piece powder room complete the level. Upstairs, retreat to a generous primary suite featuring a walk-in closet and a luxurious 5-piece ensuite, alongside two additional bedrooms and a 4-piece bath. The fully developed basement extends your living space with a large recreation room, a fourth bedroom, a fully updated 4-piece bath, and ample storage. Step outside to a large wood deck and yard with a storage shed, ideal for Calgary's summer evenings. Recent updates include paint, the basement bathroom, basement carpet, two-stage furnace, and shingles. Located within walking distance of Bridlewood School, and Bridlewood Wetlands Park, with easy access to Stoney Trail and MacLeod Trail.