



**GRASSROOTS**

REALTY GROUP

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**91 Bridlecrest Street SW  
Calgary, Alberta**

**MLS # A2324159**



**\$661,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,204 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Garden, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

**\*\*OPEN HOUSE 11 am-1 pm on SAT. June 27th\*\***Welcome to this beautiful 2,203 sq. ft. two-storey home backing onto green space and large scenic pond, offering the perfect combination of space, comfort, and functionality for a growing family. This well-maintained property features 3 bedrooms and 2.5 bathrooms, providing plenty of room for everyday living. The front entry features a door with a large sidelight, allowing natural light to brighten the foyer and creating a warm and welcoming first impression. The main floor boasts a bright living room with a cozy fireplace, an open-concept kitchen with a central island and raised breakfast bar, a breakfast nook, and a formal dining room—perfect for family gatherings and entertaining. The breakfast nook is enhanced by a three-panel sliding glass door that enlarges the opening and brings abundant natural light into the home. Step out from the breakfast nook onto a west-facing deck—perfect for enjoying the afternoon and evening sun. Upstairs you will find a spacious primary bedroom with a walk-in closet and a 5-piece ensuite, two additional well-sized bedrooms, a 4-piece bathroom, and a convenient laundry room. A large bonus room with a built-in desk provides an ideal space for working from home or family entertainment. Both levels showcase knock-down ceilings, adding a modern and refined touch throughout. The unspoiled basement, with plumbing already roughed-in, awaits your personal vision for future development—perfect for expanding your living space as your family grows. The home has recently been updated with brand-new lighting fixtures, and the roof was replaced in 2023, providing added value and peace of mind. The backyard includes an organic garden where you can grow your own seasonal vegetables, adding charm and practicality to the outdoor space. Conveniently located close to

schools of all levels and nearby shopping plazas, and only a short drive to Shawnessy Shopping Centre and Costco. With easy access to Stoney Trail, commuting around the city or heading to the mountains is quick and convenient.