



GRASSROOTS
REALTY GROUP

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50 Bridlecrest Gardens SW
Calgary, Alberta

MLS # A2324394



\$489,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,193 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Located on a quiet cul-de-sac, this 2-storey home offers over 1,600 sq. ft. of living space with a fully finished basement and double detached garage. The main floor features an open living and dining area with a bay window, functional kitchen, and a half bath. Upstairs has three bedrooms including a primary with walk-in closet and ensuite, plus another full bathroom. The basement is finished with an additional full bathroom and living area. Outside, you'll find a three-tiered deck, yard space, and an insulated 20x20 garage. The roof have been replaced just about 2 years ago. Don't miss the rare opportunity!!