



GRASSROOTS
REALTY GROUP

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191 Bridlewood Circle SW
Calgary, Alberta

MLS # A2326400



\$599,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,610 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Garden, Landscaped, Lawn, No Back Lane, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Central Air Conditioning, Water Cooler, TV & Wallmount (Downstairs)

Welcome to this beautifully maintained, original owner home in the highly established, and mature community of Bridlewood, offering over 2,100 sq. ft. of developed living space, extensive updates, and exceptional pride of ownership throughout. The bright and functional main floor is designed for both everyday living and entertaining, featuring rich hardwood flooring, a spacious kitchen with a large island and abundant cabinetry, an adjoining dining area overlooking the backyard, a comfortable family room, and a separate front living room that provides additional space for relaxing or hosting guests. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet and private ensuite, along with a full bathroom serving the additional bedrooms. Newer Vinyl plank flooring (Oregon White Oak installed in 2025) adds a fresh, modern touch to the upper level. The professionally partially finished basement expands your living space with a large recreation room featuring a cozy gas fireplace and a versatile flex room, ideal for a home office, gym, hobby room, or guest accommodations. This home has been meticulously maintained by its original owners and offers outstanding peace of mind with numerous major updates, including shingles, west-side vinyl siding, and eavestroughs (2023), furnace and hot water tank (2019), central air conditioning (2024), new driveway (2024), and the recent removal of Poly-B plumbing (permit available in supplements). Vinyl windows throughout the majority of the home, which have been exceptionally cared for and remain in excellent condition. Step outside to enjoy the beautifully landscaped backyard, complete with an expansive deck, mature trees, and plenty of space for children, pets, and summer entertaining. The walk-in shed allows for convenient additional storage for all

your outside yard needs. Located in the desirable community of Bridlewood, you'll enjoy nearby schools, parks, playgrounds, scenic walking pathways, shopping, restaurants, public transit, and quick access to Stoney Trail, Macleod Trail, and the Somerset-Bridlewood LRT Station—making this an ideal location for families and commuters alike. Combining exceptional care, meaningful updates, and an outstanding location, this move-in-ready home presents a rare opportunity in one of Calgary's most family-friendly communities. Don't miss your chance to make it yours, before it's too late!!!