



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**2020 Bridlemeadows Manor SW
Calgary, Alberta**

MLS # A2327137

\$700,000



Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,711 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Offered for the very first time by its original owners, this beautifully updated Bridlewood home delivers the kind of refined comfort that rarely reaches the market. Ideally positioned on one of Bridlewood's most sought-after, family-friendly streets, this exceptional Calgary home makes a lasting impression from the moment you arrive. A decorative driveway pathway provides generous additional parking, while fresh landscaping, a custom stone address feature, a stylish privacy screen, and a brand new stone facade lend the exterior a sense of understated elegance that sets the tone for everything within. Step through the door and you are greeted by a striking open-to-above entrance, where new LVP flooring flows seamlessly across the entire main level. The heart of the home is a remodeled two-tone kitchen designed for both everyday living and effortless entertaining, featuring extended quartz countertops, a sit-up island perfect for morning conversations, newer stainless steel appliances, a classic subway tile backsplash, a custom-built wine rack, tasteful floating shelves, and a corner pantry. The open-plan living space unfolds gracefully around a warm feature fireplace, with a dining area that opens onto a large deck overlooking a beautifully maintained backyard framed by mature, considered landscaping. A guest bathroom and a laundry room with direct garage access complete the main floor. Upstairs, fresh high-quality carpet leads to a wonderfully bright bonus room bathed in natural light. The generous master suite offers a walk-in closet and an en-suite appointed with a large soaker tub, extended vanity, a separate walk-in shower, elegant LVP flooring, and a skylight that floods the space with sunshine. Two additional bedrooms and an updated family bathroom, finished in the same refined flooring, complete this level. The fully finished basement extends

your living space further with a large rec room, an additional bedroom with a huge walk-in closet, ample storage, and space already marked out for a future bathroom. A newer roof, new toilets, fresh paint, new flooring across all three levels, and updated lighting throughout round out an impressive list of upgrades. Located within walking distance of Glenmore Christian Academy, Catholic and public schools, two play parks, and two shopping plazas, with easy access to Stoney Trail and Costco just ten minutes away, this Bridlewood residence offers the very best of Calgary family living.