



GRASSROOTS
REALTY GROUP

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218 Bridlewood Place SW
Calgary, Alberta

MLS # A2329247



\$687,500

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,740 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Pantry		

Inclusions: Shed, Laundry room shelving

MOVE-IN READY TWO-STOREY HOME on a Quiet Cul-de-Sac in the heart of Bridlewood, situated on a Landscaped Pie-Shaped Lot backing directly onto Green Space, School & Playground with No Rear Neighbours. The Private Backyard has been the setting for family gatherings and even weddings, featuring Mature Trees, Apple Trees, Interlocking Brick Patio, Covered Deck with Pull-Down Shades, Newer Deck Roof, Raised Garden Beds, and plenty of lawn space for children and pets. The home offers Over 2,150 Sq. Ft. of Developed Living Space, including 3 Bedrooms, 3.5 Bathrooms, and an Upper-Level Bonus/Family Room with Fireplace. The main floor features a Spacious Living Room, Functional Kitchen with Pantry, Bright Breakfast Nook, Dining Area, and convenient 2 Pc Bath. Upstairs you'll find a Generous Primary Suite with a Walk-In Closet and 4 Pc Ensuite, a Second Bedroom, a Recently Renovated Full Bathroom, Upper Laundry, and a Large Family Room that could easily serve as a Home Office, Playroom, or Media Room. The Finished Basement adds a Third Bedroom, Full 3 Pc Bathroom, Recreation Room, Storage, and Utility Space. Extensive Updates provide long-term value and peace of mind, including Hardie Board Siding, Roof, Newer Furnace & Hot Water Tank (3 years old), Water Softener, Central Air Conditioning, Front Door, Front Entrance Railings, Gemstone Exterior Lighting, and a Newer Roof Over the Covered Deck with Glass Railings. Bridlewood is a Family-Oriented Community with excellent access to everyday amenities. Walk directly to the adjoining School & Playground, with Bridlewood School, Glenmore Christian Academy, and nearby Catholic schools all within easy reach. Shopping, Restaurants & Services are just minutes away at Bridlewood Centre, Shawnessy Shopping Centre, and Silverado Marketplace. Outdoor

enthusiasts will appreciate nearby Bridlewood Wetlands, Fish Creek Provincial Park, Playgrounds, Sports Fields, and Extensive Pathway Networks. Commuting is convenient with Quick Access to Stoney Trail, Macleod Trail, James McKevitt Road, and Highway 22X, while Somerset–Bridlewood LRT Station and nearby Calgary Transit Bus Routes provide excellent public transportation options. This is an Outstanding Opportunity to own a Well-Maintained Home in one of Southwest Calgary's Most Convenient Family Communities.