



GRASSROOTS
REALTY GROUP

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7 Bridlecrest Boulevard SW
Calgary, Alberta

MLS # A2329895



\$569,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	882 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

Welcome to this exceptionally well-maintained bi-level in the desirable community of Bridlewood, offering thoughtful updates and pride of ownership throughout. A bright sunken living room with expansive windows fills the home with natural light, while the adjoining dining area and updated kitchen create a functional open-concept layout. Quality select-grade hardwood flooring extends across the main level, and the kitchen features white cabinetry, charcoal countertops, pot lighting, a pantry, and newer Samsung stainless steel appliances. The primary bedroom includes a spacious walk-in California Closet, while the second bedroom, currently used as a home office, includes an IKEA wardrobe. The updated main bathroom offers a marble countertop, undermount sink, and comfort-height toilet. The professionally finished basement adds a spacious family room with a floor-to-ceiling gas fireplace and custom built-ins, a third bedroom, a beautifully appointed three-piece bathroom with a marble tile walk-in shower and dual shower heads, a dedicated laundry room, and additional hidden storage. Outside, the fully fenced west-facing backyard features a patio ideal for enjoying evening sunsets, while the detached double garage is drywalled, insulated, and pre-wired for a future electric heater. Additional highlights include fresh interior and exterior paint completed within the past three years, two-zone heating, a high-efficiency furnace, and a tankless hot water system. Conveniently located near Fish Creek Provincial Park, Stoney Trail, schools, shopping, playgrounds, and public transit, this move-in-ready home combines comfort, functionality, and an excellent location.