



GRASSROOTS
REALTY GROUP

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126 Bridlewood Way SW
Calgary, Alberta

MLS # A2332310



\$648,888

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,693 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Many Trees, Paved		

Heating:	Combination, Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Ceiling Fan(s), Separate Entrance, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

| WALKOUT BASEMENT | BACKING ONTO GREEN SPACE | FULLY DEVELOPED BASEMENT | UPDATED ROOF & SIDING (2023) | 2 MINUTES TO BRIDLEWOOD SCHOOL | Welcome to this two-storey home located on a desirable walkout lot in Bridlewood, backing directly onto green space with no neighbours behind. Walking paths are right outside your backyard, and Bridlewood School is only two minutes away. The roof and siding were updated in 2023, adding peace of mind for the next owner. The main floor features a bright, open layout with a spacious kitchen, large centre island with seating, plenty of cabinetry, and a corner pantry. The dining area overlooks the backyard and green space, while the living room features a gas fireplace with custom built-ins. Step outside onto the deck and enjoy summer barbecues with a private green backdrop. Upstairs you'll find three well-sized bedrooms, including a spacious PRIMARY suite with a walk-in closet and private 5-PIECE ENSUITE featuring a soaker tub and separate shower. The FULLY DEVELOPED WALKOUT BASEMENT offers a fourth bedroom, full 3-piece bathroom, separate entrance, and a flexible recreation area. Walk directly outside to the backyard and green space. A well-kept family home offering space, privacy, recent exterior updates, and a great location in the heart of Bridlewood. MUST-SEE PROPERTY, book your showing today!