



GRASSROOTS
REALTY GROUP

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27 Bridlewood Park SW
Calgary, Alberta

MLS # A2332967



\$522,500

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,251 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1a
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage, Vinyl Windows		
Inclusions:	N/A		

Welcome to this inviting 3-bedroom, 2.5 bathroom home, ideally positioned on a quiet street in the established community of Bridlewood. Freshly painted throughout the main floor and second level. The bright main floor offers a spacious living room and a refreshed kitchen featuring white cabinetry, modern black hardware, stainless steel appliances and a large window overlooking the backyard. Upstairs, you'll find three comfortable bedrooms and a full bathroom. The finished basement adds even more room to settle in, with a welcoming family room centered around a gas fireplace, flexible space for a home office, playroom or hobby area, and a full bathroom. Set on an oversized corner lot, the home's standout feature is the massive, fully fenced backyard. Mature landscaping, an expansive deck and pergola create a private outdoor space with plenty of room for children, pets, gardening and summer entertaining. Located close to schools, parks, pathways and everyday amenities, this home offers comfortable living inside and an exceptional amount of outdoor space!