



GRASSROOTS
REALTY GROUP

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438 Bridlewood Place SW
Calgary, Alberta

MLS # A2342408



\$649,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,832 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan		

Inclusions: N/A

Welcome to this bright and beautifully maintained two-storey detached home, ideally situated on a corner lot in a quiet cul-de-sac in the highly sought-after community of Bridlewood. Offering over 1,830 sq. ft. of above-grade living space, this thoughtfully designed home features 3 bedrooms, 2.5 bathrooms, and a double attached garage. The main floor boasts a functional and inviting layout with a spacious living room, a cozy family room with a fireplace, a dedicated dining area, and a well-appointed kitchen complete with a centre island. The kitchen seamlessly opens to the family room, creating the perfect space for everyday living and entertaining. Upstairs, the generous primary retreat features a walk-in closet and a private ensuite with a soaker tub and separate shower. Two additional bedrooms are well-sized and include charming window seats that add character and practical storage. Step outside to enjoy the sunny south-facing backyard with mature landscaping and a large newly painted deck, ideal for relaxing or hosting family and friends. The undeveloped basement provides excellent potential for future customization to suit your lifestyle needs. Conveniently located just steps from large parks and within walking distance to schools, this home also offers quick access to Shawnessy LRT Station, shopping, restaurants, parks, and everyday amenities. A fantastic opportunity to own a well-cared-for family home in one of Southwest Calgary's most established communities.