



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

334 Bridlewood Court SW
Calgary, Alberta

MLS # A2346203

\$539,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,387 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Lawn, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		
Inclusions:	None		

Distinguished by exceptional space and versatility, this fully renovated Bridlewood residence offers 1,999 square feet of developed living area across a highly functional layout. Featuring five bedrooms and refined modern updates throughout, the move-in-ready home delivers optimal flexibility for growing families, multi-generational living, or dedicated work-from-home configurations. The main level introduces a cohesive, carpet-free environment finished entirely in durable, low-maintenance luxury vinyl plank flooring. An inviting living area centered around a focal fireplace seamlessly connects to the dining space and executive kitchen. Designed for efficient daily living and effortless hosting, the kitchen is appointed with solid granite countertops, a custom tile backsplash, generous cabinetry, a corner pantry, and open sightlines across the principal rooms. The 2pc bathroom and laundry room are a great size and give storage opportunities with a sliding barn door. The upper level accommodates three spacious bedrooms, led by a primary suite featuring a walk-in closet and a private four-piece ensuite bath. Two additional bedrooms and a full central bathroom complete the upper floor. The fully developed lower level significantly expands the home's total living space, featuring two supplementary bedrooms, a third full bathroom, and a flexible recreation zone well-suited for a home office or small media room. Positioned on a deep, fully fenced south-facing lot, the property benefits from abundant natural light and exceptional outdoor utility. The expansive yard offers ample space for entertaining, dedicated trailer or RV parking, and significant future potential—including room for an oversized detached garage. Exterior updates provide peace of mind, with complete roof and siding replacements conducted in 2022. Situated on a quiet street in

established Bridlewood, the home provides convenient access to local parks, pathways, schools, commercial amenities, and the Somerset-Bridlewood LRT station. Book your showing and come on Buy!