



GRASSROOTS
REALTY GROUP

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534 Bridlecreek Green SW
Calgary, Alberta

MLS # A2350046



\$624,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,985 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Garden, Landscaped, Pie Shaped Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: All existing furnishings, all supplies and tools in garden shed w/ plant ladder

A Legacy Home on a Premier Pie Walkout Lot — End of Cul-de-Sac, Privacy Location, location, location. Set on a large, private, fully fenced walkout pie lot - 6,458 sq ft / 600 m²; - at the end of a quiet cul-de-sac. This is a true outdoor-living home. Enjoy mature trees and complete privacy from the full-width balcony off the kitchen nook. I comes complete with a hooked up natural gas BBQ, eating area and expansive views. Step down to an even larger walkout-level deck that flows on to the playground-sized yard. Includes a protected, productive garden area and a picturesque 11' x 10.5' garden hut - stocked and ready for the next gardener. Inside, the home offers complete family living on all levels. The main floor features durable, easy-care ceramic tile throughout - ideal for allergy sufferers, pets, and for defining spaces with your own area rugs. On a cool evening, picture the gas fireplace on, something in the oven, and the home filled with family. The bright walkout lower level is truly special. Currently enjoyed as a fine carpentry shop and office, it features an abundance of outlets including 20A circuits and a wide-open floor plan. It is ready for immediate enjoyment as a spectacular recreation / games room, and with its separate entrance and bathroom rough-in already in place in the utility room, it would be easier than most to convert to a legal suite if desired. This is a cherished, non-turnover home. The same owners have loved and meticulously maintained it since 1999. It is filled with family memories and is now ready for you to begin creating your own.