



GRASSROOTS
REALTY GROUP

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145 Bridlewood Way SW
Calgary, Alberta

MLS # A2216829



\$585,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,369 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: Basement electric stove, refrigerator, dishwasher

Your Family's Next Chapter Awaits in This Charming Calgary Home! Imagine coming home to a lovely residence nestled on a quiet street in a sought-after Calgary community. This delightful two-story offers the perfect blend of comfort, functionality, and convenience for your growing family. Step inside and be greeted by a bright and airy open floor plan, ideal for seamlessly entertaining family and friends. The inviting living area features a corner gas fireplace, creating a warm ambiance for those cooler evenings. Just off the dining room, patio doors beckon you to your spacious backyard! Picture summer barbecues on the deck while the kids happily play in the yard with plenty of room to roam. Upstairs, your primary bedroom awaits, a true retreat designed to comfortably accommodate a king-sized bed. Enjoy the convenience of a walk-in closet and privacy of your own 4-piece ensuite bathroom. Two additional good-sized kids' bedrooms, both with walk-in closets, and a well-appointed 4-piece main bathroom complete the upper level. The lower level has brand new carpet and offers fantastic potential with an "illegal suite" featuring a convenient separate entrance from the garage. This space includes a good-sized bedroom, a 4-piece bathroom, a comfortable family room, and a nice kitchen. Please note that you may wish to explore the City of Calgary bylaws regarding the legalization of secondary suites. The home also boasts a separate laundry area in the basement, ensuring privacy and convenience for both the main residence and the illegal suite. Completing this wonderful home is vinyl plank flooring on the main and upstairs levels, new carpet in the basement and a double attached garage, providing secure and easy parking. Location is key, and this home truly delivers! Enjoy the ease of walking to the playground and schools, making those busy mornings a breeze. Plus, with

quick access to Stoney Trail, shopping centers, and the LRT, all your needs and desires are within easy reach. Don't miss the opportunity to make this fantastic family home yours! Schedule your showing today and start envisioning your future in this wonderful community.