



GRASSROOTS
REALTY GROUP

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184 Bridlewood Road SW
Calgary, Alberta

MLS # A2223035



\$719,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Bridlewood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,473 sq.ft. | Age: | 1999 (26 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Walk-Up To Grade | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows | | |

Inclusions: N/A

Investor Alert! This Beautiful home awaits the next family who would occupy it. This Spacious 4-Bedroom home is great for a large family and also it comes with a SUITED LEGAL BASEMENT. With over 2000 Sq ft of developed living space this is the home for the growing family as well. The living room is designed for great comfort with a cozy Gas fireplace. Also on the main floor all brand new stainless appliances (Fridge, Stove, Hood fan, Dishwasher and Microwave all 2025). Upstairs you will find three bedrooms with a primary suite with a walk-in closet, a 4-piece ensuite and another 4-piece bathroom on this upper level. The brand new fully developed LEGAL basement offers a 4-piece bathroom, a bedroom, and a beautiful kitchen backsplash and separate exit to the exterior. Other upgrades include a Newer furnace (2023) and Second furnace (2025), Central A/C (2023), Stove (2024), Washer/Dryer (2023), Water heater (2017), Carpet/Lino (2022) and Central Vac (no attachments, as-is, never been used) by the seller. Also did I forget the basement has brand new AI powered combo single dryer/washer all in one unit. This home is close to schools, parks, and it's got a quick access to stoney Trail.