



**GRASSROOTS**  
REALTY GROUP

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197 Bridleglen Road SW  
Calgary, Alberta

MLS # A2224039



**\$569,900**

Division:	Bridlewood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,432 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions:	None
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Welcome to this beautiful corner lot property located in the quiet Bridlewood neighbourhood. Let me walk you through to this beautiful 5 bedroom 4 level split home. The main level has a large living room, a nook, and a kitchen which showcases the Quartz countertop. It features a big windows on the main living room with vaulted ceiling that creates a spacious bright and cherry home. It has 3 nice sized bedrooms with a large walk-in closet off the master and a 3 pieces bath. There is an extra large bedroom and a living room on the third level with direct walk-out to a private patio. The basement (4th level) houses the laundry & mechanical room and a big bedroom and newly done full bathroom with large window. The back yard faces south for good sun exposure. The entire south side of the home has ROLCO roll shutters. The detached double garage is oversized with adjacent RV parking. The home is close to all amenities, public transit, playgrounds, shopping, schools and parks. Call your favourite realtor now!!!