



GRASSROOTS
REALTY GROUP

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91 Bridlecrest Street SW
Calgary, Alberta

MLS # A2225970



\$681,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,184 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Perfectly positioned with a green space behind, offering exceptional privacy and stunning views. West facing! original owner! 2183 sqft! Nestled on a quiet street in the sought-after community of Bridlewood, this beautifully maintained 2 storey property is everything you've been looking for. The open-concept main floor offers a functional layout, featuring a spacious kitchen, a bright living room, and a spacious open office/second dining room. Upstairs, you'll find a stunning primary bedroom complete with 5-piece ensuite and a large walk-in closet. Two additional generous-sized bedrooms, an airy bonus room with a dedicated office/computer nook, and convenient upstairs laundry complete the upper level. The double attached garage provides ample space for vehicles and storage. Enjoy summer evenings in the private west-facing backyard, ideal for BBQs, with thoughtful landscaping, a lower patio, flower beds, and a newer roof. With quick access to Stoney Trail and transit, you're just minutes from parks, schools, shopping, Costco.