



GRASSROOTS
REALTY GROUP

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1010 Bridlemeadows Manor SW
Calgary, Alberta

MLS # A2228048



\$619,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,648 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Level, Many Trees, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home		

Inclusions: Shed

Move-in ready with a functional layout, this well-loved family home sits in the heart of Bridlewood, one of Calgary's most welcoming communities. Thoughtfully updated and meticulously maintained, it features newer vinyl plank flooring on the main level, plus a newer roof and siding for peace of mind. The bright, open-concept main floor includes large windows, a spacious kitchen with ample cabinetry, and a cozy living room centered around a gas fireplace. Upstairs offers a sunny bonus room with vaulted ceilings, a generous primary suite with a 4-piece ensuite (soaker tub + separate shower), two additional bedrooms, and another full bathroom. The fully finished basement extends your living space with a warm rec room, a 2-piece bath, and extra storage. Step outside to a fully fenced and landscaped backyard complete with a large deck, perfect for family BBQs or evening relaxation. Clean, comfortable, and ideally located, this home checks all the boxes for space, updates, and lifestyle.