



**GRASSROOTS**  
REALTY GROUP

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**53 Bridlecrest Street SW**  
**Calgary, Alberta**

**MLS # A2233346**



**\$714,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,550 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Concrete, See Remarks, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** NA

Great Value and a Must See / WELL BELOW CITY ASSESSMENT / Gorgeous 2550 sq ft home that the whole family will love! This well laid out home in Bridlewood has a huge primary bedroom with ensuite and a custom walk-in closet, 2 additional good sized bedrooms, and a large bonus room over the two car garage. On the main floor there's a large den/office space, a gas fireplace off the Livingroom, kitchen, and dining area. There is also a large mudroom when you enter the home from the garage. The backyard has been designed with stunning detail and includes a two-tier deck that walks out into the yard, perfect for watching the kids play. There's a built-in trampoline, a climbing wall into a "Skyfort", and a play house under the deck AND still lots of space for the adults including a lower deck for a hot tub, and a covered upper deck! There's even a dog run along the side. Walk your dog along the green space out the back gate, sit on the covered deck and watch the sunset over the mountain peaks, host get-togethers in the open concept main floor, run your business from the large front entry office, this house has many wonderful features. Close to high ranking schools, Costco, and groceries. Don't miss this, it's a must see and It truly a home to begin making great family memories.