



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

206 Bridlewood Court SW
Calgary, Alberta

MLS # A2234558



\$619,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,398 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage		

Inclusions: None

****Open House Sunday July 13th 1-3pm**** This fabulous home has had a major facelift and renovation, it is vacant and ready for you and your family to move right in. The floor plan is great- upstairs are 2 good sized bedrooms, a 4 pc bath, a generous primary suite with a large walk-in closet and a nice 4pc ensuite bath, these all have fresh paint, new carpet and flooring, new vanity tops and sinks. On the main floor we have an open living/dining room/kitchen space lined with large windows and glass patio doors allowing for tons of natural light. The hardwood floors are freshly refinished, the kitchen has newer stainless steel appliances and the living room has a cozy gas fireplace. A laundry room/powder room nicely completes the main floor. The fresh paint job goes throughout the home, as does new baseboards and trim. In the lower level, is a large rec/family room perfect for games, sports and just hanging out , a spacious den (no window) and a full 3pc bath. New luxury vinyl plank flooring adorn the lower level. In the back is a wonderfully sized deck (24'x12') for entertaining, a well treed private yard and a shed for your storage needs. The asphalt shingle roof is less that a year old too. Come and take a look!