



GRASSROOTS
REALTY GROUP

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20 Bridlecrest Court SW
Calgary, Alberta

MLS # A2236664



\$649,999

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,604 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Cul-De-Sac		

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

Inclusions: Stove, oven, range, microwave, fridge, washer/dryer

****Open House: July 26th & 27th from 12:00 PM to 3:00 PM**** Welcome to this beautifully maintained home located in the established and family-friendly community of Bridlewood. This residence showcases numerous upgrades and offers exceptional convenience, with close proximity to major transportation routes such as Stoney Trail, as well as top-rated schools and playgrounds all within walking distance. The home features a 3-year-old air conditioning unit, a fully developed basement completed with permits, and a versatile layout designed for both comfort and functionality. Enjoy the warmth of hardwood flooring, stainless steel appliances, abundant cabinetry, and ample storage throughout. Large windows flood the space with natural light, while the spacious bedrooms and soaring ceilings in the dining area create a bright and open atmosphere. A generously sized den on the main floor adds flexibility to suit your lifestyle needs. Don't miss the opportunity to view this exceptional property!