



GRASSROOTS
REALTY GROUP

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

47 Bridlecrest Boulevard SW
Calgary, Alberta

MLS # A2236788



\$549,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,409 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape, Rectangular		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Welcome to this beautiful 2-storey family home, ideally located on a quiet street just steps from schools, transit, and shopping amenities. This home offers a thoughtful layout with both comfort and style in mind. The main floor features a warm and inviting living room anchored by an upgraded 3-sided gas fireplace shared with the bright dining area—perfect for cozy evenings or entertaining guests. The extended kitchen is functional and sunlit, boasting ample cabinetry, a central island, walk-in pantry, and a spacious nook ideal for everyday meals. Upstairs, you'll find a large primary bedroom complete with a unique 4-piece ensuite featuring a soaker tub, separate shower, and walk-in closet. Two additional generously sized bedrooms and a full main bathroom complete the upper level. The fully finished basement includes a large family room with laminate hardwood flooring, an extra bedroom, and large windows providing natural light—great for extended family, guests, or a home office setup. Enjoy the west-facing back deck and fully fenced yard, and a charming front veranda for morning coffee or evening relaxation. A double detached garage offers secure parking and extra storage. This home truly has it all—space, comfort, and location. Don't miss your opportunity to make it yours!