



**GRASSROOTS**  
REALTY GROUP

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**31 Bridlewood Road SW**  
**Calgary, Alberta**

**MLS # A2237565**



**\$659,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,631 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** Pergola on deck

Welcome to this beautifully renovated two-storey home, located in the highly sought-after community of Bridlewood! Boasting over 2,200 square feet of thoughtfully designed living space, this stunning residence offers a double attached garage and numerous upgrades throughout. Perfectly situated within walking distance to parks and offering convenient access to Stoney Trail, this home combines comfort, style, and location. The main floor showcases an open-concept layout, blending functionality and elegance. A convenient 2-piece powder room and laundry area complete this level. From the moment you step inside, you'll be impressed by the spacious front entryway leading into a bright and welcoming living room featuring a cozy gas fireplace. The modern kitchen is a dream, complete with sleek quartz countertops, stainless steel appliances, a central island and ample cabinetry. The adjoining dining area flows seamlessly to the sun-soaked, south-facing backyard with a private deck and pergola—ideal for entertaining or relaxing outdoors. Upstairs, you'll find four generously sized bedrooms, including an expansive primary suite with a walk-in closet and a luxurious 4-piece ensuite. A well-appointed 4-piece main bathroom completes the upper level. The fully finished basement offers even more living space, featuring a large recreation room, (currently set up as bedroom), a fifth bedroom, and an additional 4-piece bathroom with tons of storage options. The front driveway has been widened to add extra space for parking. Don't miss your opportunity to own this move-in-ready home in one of Calgary's most desirable family communities. Book your private showing today!