



GRASSROOTS
REALTY GROUP

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118 Bridlewood Lane SW
Calgary, Alberta

MLS # A2238031



\$472,000

Division:	Bridlewood		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,652 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 351
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan		

Inclusions: Hot Tub

This desirable walkout end unit offers 3 bedrooms, 2.5 bathrooms, and a rare combination of modern finishes, a functional layout, and multiple private outdoor spaces. The fully developed walkout level includes a practical front foyer, access to your attached single garage (plus driveway parking!), and a versatile den with new carpet (2023) - perfect for a home office, gym, or hobby room. A spacious rec room offers additional flexible living space and leads out to your newly built deck (2025), ideal for morning coffee, relaxing with a book, or letting pets out to the green space. Upstairs, the main living area is bright and welcoming with high-quality 20mil commercial-grade luxury vinyl plank flooring, fresh paint, and modern lighting. The crisp, functional kitchen features a butcher block island extension, black marble-look backsplash, and stainless steel appliances. The dining area flows into the living room, where you can unwind by the charming gas fireplace with matching marble-look tile surround, take in backyard views, or step out to your private balcony - complete with a newer hot tub for year-round enjoyment. The top level offers three comfortable bedrooms, including a spacious primary with its own full ensuite. The same high-quality 20mil commercial-grade luxury vinyl plank flooring continues throughout this level, providing a seamless, modern feel. A second full bathroom and convenient upper-level laundry with newer washer and dryer (right where you need it most) make everyday living easy. Bridlewood is loved for its parks, pathways, nearby schools, and quick access to Stoney and Macleod Trail for commuting or weekend escapes. The Wildflower complex is well-managed, pet-friendly (with board approval), and offers reasonable condo fees, adding to the ease of ownership. Whether you're a first-time buyer, investor, or looking to downsize without compromise, this home offers

a move-in-ready lifestyle in a location that has it all. Welcome home!