



**GRASSROOTS**  
REALTY GROUP

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**10 Bridlecreek Park SW  
Calgary, Alberta**

**MLS # A2240012**



**\$750,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,519 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

Welcome to 10 Bridlecreek Park SW—a beautifully maintained 2-storey detached home in the heart of family-friendly Bridlewood, offering 1,519.5 sq ft RMS above-grade space with 3 spacious bedrooms upstairs, including a primary suite with a 4-piece ensuite and walk-in closet. The bright main floor features a large living room, dining area, and a well-appointed kitchen with pantry, opening onto a private deck and patio perfect for outdoor enjoyment. A finished basement adds a fourth bedroom, family room, recreation space, and ample storage. This home also includes a double attached garage and sits on a quiet cul-de-sac, just minutes from top schools, parks, Fish Creek, and all amenities. Bridlewood is known for its community charm, natural beauty, and quick access to Stoney and Macleod Trail—making this the perfect home for families or first-time buyers!