



GRASSROOTS
REALTY GROUP

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159 Bridlewood Road SW
Calgary, Alberta

MLS # A2241923



\$599,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,667 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Garage Heater, Basement Fridge

Located just steps from local schools, this meticulously cared-for 3-bedroom, 3-bathroom home offers exceptional value and comfort. The property features a spacious double attached heated garage and elegant hardwood flooring on both the main and upper levels. The kitchen boasts updated granite countertops, modern stainless steel appliances, and plenty of cabinet space—perfect for everyday living and entertaining. There is a bright bonus room up with a gas fireplace for cozy ambience. Enjoy outdoor living in the generous backyard, complete with a two-tiered deck, privacy walls, and a covered patio area ideal for relaxing or hosting guests. Additional highlights new roof shingles (2yrs old), updated eaves troughs, & a central vacuum system with attachments for added convenience. Don't miss this opportunity—schedule your private viewing today!