



**GRASSROOTS**  
REALTY GROUP

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

**37 Bridleglen Road SW**  
**Calgary, Alberta**

**MLS # A2243132**



**\$544,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,373 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	On Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

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

**Inclusions:** Storage Shed

Welcome to this freshly painted, charming 4-bedroom home + den in a quiet family-friendly street in Bridlewood, which is perfectly overlooking a greenspace. Enjoy the charming front porch, which is an ideal place for relaxation and a welcoming entrance for visitors. The main level features a spacious living room with a bay window that provides more interior space and lots of natural light with hardwood floors throughout. It has a kitchen with white cabinets and stainless appliances, alongside a recently upgraded kitchen countertop, newer sink and lighting fixtures. A generous dining area with a fireplace, a powder room and access to a huge deck completes the main level. Discover the newly installed carpets from the basement stairs to the upper level, where the 3 sizeable bedrooms are. The Primary bedroom boasts a walk-in closet and a cheater en suite bathroom. The other 2 additional bedrooms complete the upper level. The fully finished basement offers a recreation/games room, 4th bedroom, 1 full bathroom and a flexible room that can be used as a 5th-bedroom/home office or den that fits your family's needs. There's ample parking space for visitors and the spacious backyard provides the opportunity of a future double detached garage. Located within walking distance of schools, public transit, shopping center and parks, this home offers accessibility and convenience. An absolute Must-see!