



GRASSROOTS
REALTY GROUP

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266 BRIDLEWOOD Circle SW
Calgary, Alberta

MLS # A2244630



\$625,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,905 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Walk-In Closet(s)		

Inclusions: Venetian Blinds, Draperies, stand-up freezer, Storage Shed, Central vac rough-in, Alarm system without contract, 1 garage door opener, 2 garage controls

Step inside to find a warm and inviting OPEN-CONCEPT layout anchored by HARDWOOD flooring and LARGE WINDOWS that flood the main level with NATURAL LIGHT. The spacious LIVING ROOM is highlighted by a GAS FIREPLACE with TILE surround and MANTLE, creating a cozy atmosphere for quiet evenings or entertaining guests. The adjacent DINING AREA comfortably fits a family-sized table, while the FUNCTIONAL KITCHEN features GRANITE COUNTERTOPS, a central ISLAND with BREAKFAST BAR, TWO-TONED CABINETRY, a CORNER PANTRY, and a full suite of appliances, including a DISHWASHER, REFRIGERATOR, MICROWAVE, and ELECTRIC STOVE. A front-facing PORCH entry, convenient MAIN-LEVEL LAUNDRY with WASHER/DRYER HOOKUPS, and a well-placed POWDER ROOM complete this level. The OVERSIZED Staircase brings you upstairs to a BRIGHT BONUS ROOM with a Gas FIREPLACE, offering a versatile retreat for FAMILY MOVIE NIGHTS, a PLAY SPACE, or a HOME OFFICE. The PRIMARY BEDROOM easily accommodates a KING BEDROOM SUITE and includes a WALK-IN CLOSET plus a 4-PIECE EN-SUITE with a JETTED TUB, a SEPARATE SHOWER and Built-in Makeup Vanity. Two additional generously sized bedrooms and another FULL BATHROOM provide plenty of room for children or guests. The FULLY FINISHED BASEMENT extends the living space with a LARGE RECREATION ROOM. This flexible area is perfect for a HOME THEATRE, FITNESS AREA, or HOBBY SPACE. With 2 ADDITIONAL BEDROOMS, there plenty of room for the the family. FULL BATHROOM with Tiled Shower and additional storage make the lower level highly functional for everyday living. Outside, enjoy a PRIVATE FENCED BACKYARD with a PATIO and GREEN SPACE,

ideal for summer barbecues, children playing, or simply relaxing in the fresh air. Mature trees provide shade and privacy, while the DOUBLE ATTACHED GARAGE and extra driveway parking add convenience. This home has been lovingly maintained, with features such as CEILING FANS, RECESSED LIGHTING, and a NEWER H2O Tank(2016), and a NEWER ASPHALT SHINGLE ROOF (2022), adding comfort and value. The vibrant community of Bridlewood offers nearby PARKS, SCHOOLS, PLAYGROUNDS, SHOPPING, and WALKING PATHS. With easy access to major roads, an effortless commute, and countless amenities just minutes away, this property combines LOCATION, FUNCTIONALITY, and WARMTH.