



**GRASSROOTS**  
REALTY GROUP

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

**422 BridleCreek Green SW**  
**Calgary, Alberta**

**MLS # A2244942**



**\$799,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,232 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Few Trees, No Neighbours Behind, Pie Shaped Lot, Sloped Up		

<b>Heating:</b>	Boiler, Electric, Fireplace(s), Hot Water
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-1
<b>Utilities:</b>	-

**Inclusions:** Home Theatre Equipment can negotiated

OPEN HOUSE SUNDAY 5TH OCTOBER 2025 FROM 12PM TO 4PM // Welcome to 422 Bridlecreek Green &ndash; A Rare Gem in Bridlewood! This beautifully designed family home offers over 3,000 sq. ft. of luxurious living space, with 6 bedrooms, 4 bathrooms, 2 Living rooms, Media room, Gym and office nook, perfectly blending comfort, function, and style. Situated on a large pie-shaped lot in a quiet cul-de-sac, this property is ideal for growing families who value space, privacy, and modern conveniences. This house offer's plenty of room for family, guests, and multi-generational living. The thoughtful floorplan features two inviting living rooms filled with natural light and a half bathroom on the main floor, a dedicated office nook for work or study upstairs, and a versatile media room perfect for family movie nights in the developed basement which includes two rooms that can be used as bedrooms, offices or for hobbies. The kitchen is the heart of the home, designed for both everyday meals and hosting with ease. The generous dining area opens to the large backyard, making it perfect for summer gatherings and barbecues. Additional highlights include: Double attached garage with heating system &ndash; ideal for Calgary winters Central air conditioning for year-round comfort Expansive pie-shaped lot with ample outdoor space for kids, pets, or future landscaping projects With its size, layout, and premium features, this home is a rare find in Bridlewood. Move-in ready and designed to meet the needs of today&rsquo;s families, 422 Bridlecreek Green is more than a house&mdash;it&rsquo;s the lifestyle upgrade you&rsquo;ve been waiting for.