



GRASSROOTS
REALTY GROUP

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69 Bridle Estates Road SW
Calgary, Alberta

MLS # A2246271



\$754,900

Division:	Bridlewood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,409 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, No Neighbours Behind, Pie Shaped Lot, Views, Wa		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade, Walk-Up To Grade	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Separate Entrance, Walk-In Closet(s), Wet Bar		
Inclusions:	none		

Excellent one owner, fully developed walkout with loads of quality recent upgrades and custom features when first built. Plus 55 age restricted. One of the larger original floor plans. Open main floor plan with spacious kitchen, island, granite countertops, walk in pantry, open to a spacious great room with gas fireplace and custom built in wall unit, separate formal dining room (custom built in hutch) for family and formal dinner get togethers, large primary bedroom with full ensuite including separate soaker tub and shower, lower level walkout featuring a huge lower level family room with gas fireplace and custom built wet bar, two spacious bedrooms, full bath, concrete patio to a private and beautifully landscaped rear yard. Upgrades include central air conditioning, beautiful vinyl plank main floor flooring, custom crown moldings throughout the main floor, leaded glass inserts, concrete tile roof, underground sprinklers. Full width rear upper deck with gas line. Very private rear yard setting (no rear neighbours), west facing for amazing sunshine and mountain view afternoons