



**GRASSROOTS**  
REALTY GROUP

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**101 Bridlecreek Park SW**  
**Calgary, Alberta**

**MLS # A2247015**



**\$769,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,269 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lake, Landscaped, Lawn, Level, Low Maintenance La		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<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>	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** Basement Appliances: Refrigerator, Electric Stove, Hood Fan.

Welcome to Your Dream Home in Bridlewood! This beautifully maintained 6-bedroom, 3.5-bathroom detached home offers the perfect blend of comfort, space, and versatility &mdash; complete with a fully developed walk-out basement featuring a 2-bedroom illegal suite. Situated on a quiet street and backing onto a peaceful pond, you&rsquo;ll enjoy stunning views and a serene backdrop year-round. Inside, the freshly painted interior boasts hardwood flooring, a bright open-concept layout, and a cozy gas fireplace in the living room &mdash; perfect for family gatherings. The well-appointed kitchen flows seamlessly into the dining area, making entertaining a breeze. Upstairs, the spacious primary suite is a true retreat, featuring a built-in soaker tub with tranquil pond views, a stand-up shower, and a walk-in closet. Additional upper bedrooms are generous in size and filled with natural light. The walk-out basement offers excellent potential for extended family or rental income with its private entrance, full kitchen, living area, and two bedrooms. Outside, you&rsquo;ll find a fully fenced backyard, perfect for kids, pets, and summer gatherings &mdash; all with the pond as your backdrop. Recent upgrades provide peace of mind, including a newer roof and most of the siding (2022), plus a furnace and central air conditioning (2019). Additional features include a double attached garage and the unbeatable location close to parks, schools, shopping, and transit. This is more than a home &mdash; it&rsquo;s a lifestyle, with nature at your back door and the amenities of Bridlewood just minutes away. Don&rsquo;t miss this rare find &mdash; schedule your private showing today!