



GRASSROOTS
REALTY GROUP

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125 Bridleglen Manor SW
Calgary, Alberta

MLS # A2248661



\$549,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,301 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

1900 Square feet of developed living space on three levels. 3 Bathroom, 3 bedroom Home, with Upgraded laminate flooring on the main, large open living/dining room with a gas fireplace,. Massive eat in kitchen with moveable island for prepping food,. Plenty of storage for a growing family. Master bedroom is LARGE, two other bedrooms are generous in size. Completely finished basement, developed with a three piece bath, with walk in shower and laundry room. New roof in 2021. Yard is fully fenced, private and has a ground level deck, accessible from the sliding glass doors off the kitchen. The oversized double detached garage is off a paved back lane. This property is within walking distance of Major grocery stores, Shoppers Drug Mart, Schools, parks and major transportation routes. On a quiet street with local traffic. Quick possession available. Come and make this your new Home. Priced less than most Townhomes in the South West.