



GRASSROOTS
REALTY GROUP

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35 Bridlecrest Manor SW
Calgary, Alberta

MLS # A2250180



\$630,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,566 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Garden, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Bridlewood! From the moment you step onto the charming front verandah, you'll know this is no ordinary home. With over 1,500 sq ft of above-grade living space plus an additional 821 sq ft in the fully developed basement, this four-bedroom residence offers style, function, and comfort in every corner. Inside, a private front office provides a quiet retreat, while soaring vaulted ceilings lead you into the open-concept living room, dining area, and thoughtfully designed kitchen. Complete with wood cabinetry, hardwood floors, a walk-in pantry, and an island with an eating bar, this is a space made for both everyday living and entertaining. Upstairs, the generous primary suite features a walk-in closet and a sun-filled ensuite with a skylight, separate soaker tub, and shower. Two additional bedrooms, a full bath, and a convenient upper-level laundry room complete this floor. The fully finished basement adds versatility, with a recreation area, fitness space, storage, and a fourth bedroom with a walk-in closet, plus a rough-in for an additional bathroom. Step outside to a peaceful and fenced yard featuring a stamped concrete patio, pergola, and a detached garage. Perfectly located near schools, shopping, dining, and with easy access to Stoney Trail, this Bridlewood home combines comfort, convenience, and charm. If you're looking for something beyond the ordinary, this home is a must-see!