



**GRASSROOTS**  
REALTY GROUP

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**518 Bridlecreek Green SW**  
**Calgary, Alberta**

**MLS # A2251104**



**\$644,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,141 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Level, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bathroom Rough-in, Granite Counters, Kitchen Island, Walk-In Closet(s)

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

**Inclusions:** N/A

Nestled at the end of a quiet cul-de-sac in Bridlewood, this beautifully renovated 2,085 sq. ft. two-storey offers modern upgrades and a bright, welcoming design. The home features a new roof, fresh paint, new flooring, and a stunning kitchen with quartz counters, centre island, walk-in pantry, sunny nook, and all-new appliances. Bathrooms have been updated with new cabinets, quartz counters, and sinks. The upper level boasts three spacious bedrooms, including a huge primary suite with a 4-piece ensuite featuring a corner soaker tub, separate shower, and walk-in closet. Main floor highlights include convenient laundry in the mudroom and open living spaces perfect for gatherings. Step outside to a south-facing deck and enjoy the pie-shaped backyard. The basement level offers oversized windows, framing, insulation, and roughed-in plumbing—ready for future development. Move-in ready and close to schools, shopping, and parks, this home combines comfort, style, and location in one perfect package.