



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5 Bridlecrest Street SW
Calgary, Alberta

MLS # A2253751



\$760,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,427 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, See Remarks		

Inclusions: None

OPEN HOUSE Sat Sept 6 from 1:30 pm to 3pm. Large family home on one of the largest corner lots in Bridlewood, backing directly onto a green space. This spacious property features a fully developed walkout basement and offers one of the largest floorplans (total over 3500 sq living space!) in the community. The main level is finished with beautiful ceramic tile flooring, a welcoming entrance with a sitting or dining area, a bright den/office, and a cozy living room with large windows and a gas fireplace. The open-concept kitchen showcases granite countertops, stainless steel appliances, and rich espresso-stained maple cabinets, opening onto a spacious deck with serene views of the green space. Upstairs boasts gleaming dark maple hardwood flooring, a large master retreat with spa-like ensuite, two additional generously sized bedrooms, a 4-pc bathroom, and a sun-filled bonus room. The walkout basement is fully developed, adding versatile living space for family or guests. Additional highlights include an oversized 22x22 double attached garage (drywalled), two furnaces, and two water tanks. This home has been recently repainted throughout and is move-in ready. The backyard is fully fenced and enjoys privacy and extra space thanks to the oversized lot. While the green space backs onto Stoney Trail, the home is surprisingly quiet indoors and outdoors, offering the best of convenience and tranquility. A rare find in Bridlewood!