



GRASSROOTS
REALTY GROUP

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119 Bridlecreek Terrace
Calgary, Alberta

MLS # A2254065



\$605,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,487 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Pantry, Soaking Tub, Storage		

Inclusions: Hot Tub, Hot Tub Stairs, Gazebo, Shoe Cabinet at Front Door & in the Front Closet, Attached Wall Night Stands in Primary Bedroom, All Attached Wall Shelves in Home & Garage, Couch in the Basement, TV Wall Mounts.

Welcome to your ideal family home in the heart of Bridlewood! Enjoy a serene retreat in this highly sought-after community, away from the hustle and bustle. Inside, warmth and charm greet you at every turn, highlighted by thoughtful architectural details and bright, inviting living spaces, making it the ideal setting for creating lasting family memories! The bright white kitchen features stainless steel appliances and strikes the perfect balance between open-concept living and subtle separation, thanks to its elegant open archway. The living room, centered around a cozy gas fireplace, is perfect for relaxing with loved ones on cool evenings, while the dining area easily accommodates family gatherings and opens seamlessly to the spacious backyard. Outside, entertainers will delight in a large composite deck, a lower-level deck with a hot tub (2021), and a fire pit area—ideal for evenings spent with family and friends. Mature crabapple and pear trees add charm and natural beauty to the property. Elegant archways and open railings guide the eye and enhance the flow from the main floor to the upper level, blending beauty with practicality. Upstairs, an open landing enhances the home's airy feel. The generously sized primary bedroom includes a walk-in closet and private ensuite with both a soaking tub and separate shower. Two additional bedrooms provide space for kids or a home office, while the upper-level laundry room adds everyday convenience—no more hauling baskets up and down the stairs! The lower level has been drywalled and offers the perfect opportunity to customize the space to suit your family's needs. Completing this home is a double attached garage, ready for the upcoming winter. Recent upgrades include new siding (2022) and new shingles (2022). Enjoy the convenience of nearby schools, shopping, parks, playgrounds,

scenic pathways, Spruce Meadows, and even a charming pond for the kids to feed the ducks! With quick access to Stoney Trail, commuting across Calgary is a breeze. This home truly checks all the boxes for comfortable family living—don’t miss your chance to make it yours!