

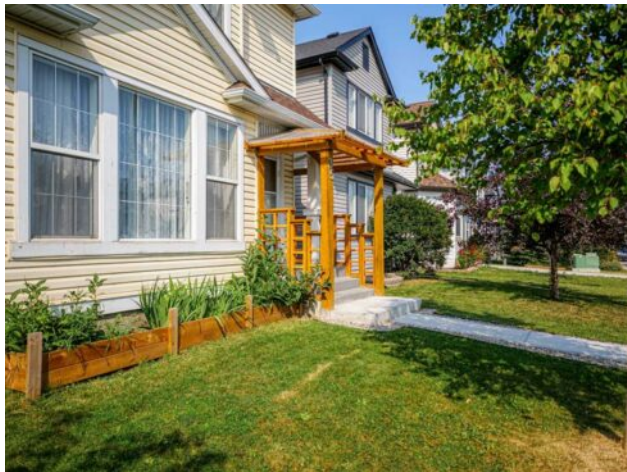


**GRASSROOTS**  
REALTY GROUP

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**35 Bridlecrest Road SW**  
**Calgary, Alberta**

**MLS # A2255048**



**\$560,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,510 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** NA

Step into a world where warm golden sunlight dances through every window and contemporary comfort meets family-friendly functionality. This impeccably maintained two-story residence whispers "welcome home" from the moment you arrive at its charming facade, where mature trees frame a picture-perfect streetscape. The heart of this home beats strongest in its sun-drenched main floor, where vibrant accent walls create an atmosphere of joy and sophistication. The open-concept kitchen sparkles with sleek laminate countertops, stainless steel appliances, and a generous peninsula that transforms meal prep into social occasions. Light wood cabinetry reaches skyward, offering abundant storage while maintaining an airy, open feel that flows seamlessly into the adjoining living spaces. Ascend the carpeted staircase to discover your private sanctuary &ndash; three thoughtfully appointed bedrooms bathed in natural light. The primary bedroom features the convenience of a private 4-piece ensuite, while a second full bathroom on this level ensures morning routines run smoothly for the entire family. But wait &ndash; there's more magic below. The fully finished basement reveals a stunning full bathroom with contemporary finishes &ndash; featuring a sleek floating vanity, modern tile work, and glass shower enclosure that wouldn't look out of place in a boutique hotel. This lower level offers versatile living space, perfect for a teen suite, home office, or entertainment haven. With its convenient side entrance, the possibilities are delightfully endless. Step outside to your own private oasis. The expansive backyard beckons with its low-maintenance gravel design, punctuated by stepping stones that lead to intimate gathering spaces. A raised garden bed promises summer tomatoes and fresh herbs, while the generous deck invites alfresco dining under Alberta's endless blue

skies. The convenience of rear parking pad access means no more street parking hassles! Nestled in coveted Bridlewood, you're moments from the community's natural treasures &ndash; the serene Bridlewood Wetlands park and scenic pond that connects to Somerset, offering peaceful walking paths and exceptional birdwatching opportunities. This master-planned community features winding pathways, parks, and playgrounds, all while maintaining easy access to Shawnessy Shopping Centre, the C-Train, and major thoroughfares. Top-rated schools and recreational facilities complete this picture of suburban perfection. This isn't just a house &ndash; it's where your next chapter begins, wrapped in warmth, light, and endless possibility.