



GRASSROOTS
REALTY GROUP

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

2037 Bridlemeadows Manor SW
Calgary, Alberta

MLS # A2256466



\$650,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,574 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions:	TV wall mounts
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Welcome to your next family home! This beautifully updated property has everything you've been looking for — space to grow, modern finishes, and a backyard built for making memories. The main floor features a bright open-concept kitchen, living, and dining area, with white cabinetry, quartz counters, and a fresh subway tile backsplash. It opens right onto a massive two-tier deck and a lush yard, perfect for barbecues, birthday parties, or just letting the kids run. A convenient main-floor laundry with a stylish shiplap wall adds extra charm. Upstairs is designed with family in mind — two kids's bedrooms, a full bath, and a spacious bonus room for movie nights or playtime. The primary suite offers its own ensuite with a jetted tub and cozy electric fireplace — your own little retreat after a busy day. The finished basement adds even more living space with a family room, a fourth bedroom, and another full bathroom. Practical upgrades include central A/C, lawn irrigation, and a double garage with plenty of storage. Plus, you'll have peace of mind knowing the roof and siding were replaced in 2022. All that's missing is your family moving in!