



GRASSROOTS
REALTY GROUP

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85 Bridlewood Street SW
Calgary, Alberta

MLS # A2257938



\$605,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,467 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: N/A

Step into a spacious entryway with a large front closet, leading into an open-concept layout with excellent sight lines throughout. Expansive windows fill the home with natural light, creating a bright and welcoming atmosphere. The kitchen features abundant cabinetry, a peninsula island with an eating bar and stainless steel appliances—including a fridge with ice and water dispenser. Enjoy views of the sunny west-facing backyard from the kitchen or dining area, complete with a 12x24 deck—perfect for entertaining, BBQs, or a kids’ play area. Convenient main floor laundry includes additional storage cabinets. Upstairs, two generously sized bedrooms share a full bathroom, while the spacious primary suite easily accommodates a king-sized bed and dressers. The primary suite also offers a walk-in closet and a full ensuite with a corner soaker tub and separate shower. The finished basement boasts a large recreation/projector TV room, a fourth bedroom, and a newer 3pce bathroom with walk in shower. Additional highlights include excellent storage, brand new carpet and paint. A full-width front driveway, and a double attached heated garage. This air-conditioned home is waiting for the new owners and perfect for families! close to Schools, Shopping and Transit