



GRASSROOTS
REALTY GROUP

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

83 Bridlecrest Street SW
Calgary, Alberta

MLS # A2258150



\$609,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,769 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: None

Welcome to this stunning two-storey home backing onto lush green space, offering exceptional privacy and breathtaking sunset views. The bright open-concept main floor features a spacious kitchen with a central island, walk-in pantry, and modern stove, flowing into a sunny dining nook and cozy great room with a gas fireplace and central A/C. Step out to a large west-facing deck and beautifully landscaped yard—perfect for indoor-outdoor living. A mudroom with laundry, 2-piece bath, and access to the double attached garage add everyday convenience. Upstairs offers a spacious bonus room, a serene primary suite with bay window, 3-piece ensuite, and walk-in closet, plus two additional bedrooms and a 4-piece bath. Recent updates include fresh paint, new washer, toilets, vanities, faucets, and countertops. Ideally located close to high-ranking schools, Costco, grocery stores, and with quick access to Stoney Trail, this exceptional home has it all. It's a must-see—perfect for making lasting family memories. Don't miss your opportunity to call this beautiful home yours!