



GRASSROOTS
REALTY GROUP

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43 Bridlecrest Road SW
Calgary, Alberta

MLS # A2259506



\$615,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,307 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Storage		
Inclusions:	Tesla charger in the garage		

This home offers a versatile and spacious layout with double primary bedrooms upstairs, each featuring its own private ensuite for added comfort and privacy. The main floor boasts an open-concept design, with a large kitchen that includes a pantry, kitchen island, and ample counter space—perfect for cooking and entertaining and the stainless steel appliances add a modern touch. The west-facing deck off the kitchen is ideal for outdoor relaxation. The basement is finished, offering two bedrooms and a bathroom. Just add a few finishing touches to make the basement fully functional. The double car garage provides extra convenience and has a Tesla charger. The exterior of this home has all been replaced, roof, siding and trim in 2022. New A/C installed 2025. The house is freshly painted. Newer carpets installed.