



GRASSROOTS
REALTY GROUP

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261 Bridlecreek Park SW
Calgary, Alberta

MLS # A2260446



\$574,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,081 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, La		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home		

Inclusions: Sub Zero fridge drawers at basement bar, Shed

DOUBLE ATTACHED GARAGE | FULLY DEVELOPED | CORNER LOT | QUICK & EASY ACCESS | Nicely located, this fully developed bungalow offers charming curb appeal, a sunny backyard with garden & provides easy access to amenities. Designed with spacious rooms & an abundance of natural light, you are welcomed into this home in the front living room with high ceilings & large window…the open dining area & kitchen lends itself to gathering with family & friends. The kitchen showcases granite counters, stainless steel appliances & a moveable island. At the rear of the home is a wonderful flex space that could serve as a breakfast nook or simply a casual sitting area to enjoy your morning coffee…with direct access to the large deck. There are two generous sized bedrooms & a 4pc bathroom completing this level. The lower level is finished with a family/games room, 3rd bedroom, wet bar/kitchenette with Sub Zero refrigeration drawers, a full bathroom…plus lower laundry room & extra storage. This home sits on a sunny corner lot and is fully fenced & landscaped…complete with deck, enclosed gazebo, shed & your own garden. **THIS IS THE ONLY BUNGALOW WITH DOUBLE ATTACHED GARAGE IN ALL OF SOUTH CALGARY UNDER \$600K…don’t miss this incredible opportunity & unlock the potential this home has to offer…it does require some work. Immediate possession available.**