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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, Gazeb		

Heating: Water: Forced Air Floors: Sewer: Carpet, Ceramic Tile, Hardwood, Laminate Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full Exterior: Zoning: Vinyl Siding, Wood Frame 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 | VACANT | Nicely located, this fully developed bungalow offers charming curb appeal, a sunny West backyard with garden with easy access to amenities. 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, high-end 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 full 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. Also…BRAND NEW HOT WATER TANK, NEWER ROOF (within the last 2 yrs) and POLY B HAS BEEN REPLACED! Don't miss this great opportunity & unlock the potential this home has to offer. Immediate possession available.