



GRASSROOTS
REALTY GROUP

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1038 Bridlemeadows Manor SW
Calgary, Alberta

MLS # A2264241



\$674,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,563 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, Rectangular		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Cork, Hardwood, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Features: Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: TV mounts, Fridge in the Mech Room, Shed, Outdoor Storage Box, Garage Heater, Hot Water on Demand, Washer and Dryer with Pedestals

OPEN HOUSE SATURDAY OCTOBER 18th 12-2pm IMPECCABLY MAINTAINED and EXTENSIVELY UPGRADED, this exceptional WALKOUT HOME stands head and shoulders above others in BRIDLEWOOD, combining a functional family layout with outdoor spaces designed for entertaining. A welcoming OPEN-TO-ABOVE FOYER creates a sense of volume and privacy as you step inside. The main level flows seamlessly through the LIVING ROOM, DINING AREA, and CHEF'S KITCHEN, where extended WOOD CABINETRY, QUARTZ COUNTERTOPS, a GRANITE SINK, and STAINLESS STEEL APPLIANCES with an INDUCTION STOVE set the stage for everyday cooking and weekend gatherings. A CORNER PANTRY with upgraded shelving provides practical storage, while a GARBAGE PULLOUT and HUTCH enhance function. The inviting LIVING ROOM centers around a GAS FIREPLACE with a built-in BLOWER FAN for cozy ambiance and added warmth. The main floor is completed by a well-designed MUDROOM with LAUNDRY on PEDESTALS, generous storage, and a stylish 2-PIECE POWDER ROOM. Upstairs, the thoughtful family layout continues with three bedrooms, including a bright BONUS ROOM converted to a bedroom, complete with an ELECTRIC FIREPLACE, WOOD CLOSET ORGANIZER, and included TV beneath CATHEDRAL CEILINGS. The 4-PIECE MAIN BATHROOM features EPOXY COUNTERS and WATERPROOF LAMINATE FLOORING for easy care. The PRIMARY SUITE is a true retreat with a WALK-IN CLOSET by CALIFORNIA CLOSETS and a beautifully updated 4-PIECE ENSUITE with matching finishes. The FULLY FINISHED WALKOUT BASEMENT expands the living space with CORK FLOORING laid over a SUBFLOOR for warmth, OVERSIZED WINDOWS that fill the

space with light, and a STONE FEATURE WALL prewired for 9.2 SURROUND SOUND. This level includes a RECREATION ROOM, 4TH BEDROOM, 3-PIECE BATHROOM with STAND-UP SHOWER, and excellent STORAGE. Walls and ceilings are sound-dampened with ROXUL SAFE AND SOUND INSULATION, creating an ideal environment for movie nights or guests. Outside, the landscaped yard becomes an ENTERTAINER'S PARADISE with MATURE TREES, raised FLOWER BEDS, a wide DURADEK UPPER DECK with stairs to the ground, and a COVERED SEATING AREA below featuring an EATING BAR, TV MOUNT, and WIRING FOR 5.1 SURROUND SOUND. The lower patio and GEMSTONE LIGHTING on the front, back, and under the deck—complete with multi-color holiday and mood options—create a stunning evening atmosphere. Every upgrade was thoughtfully chosen and fully permitted, including FLAT-PAINTED CEILINGS, upgraded HAIL-RESISTANT SHINGLES (2022) with enhanced ventilation, LED LIGHTING throughout, HOT WATER ON DEMAND, CENTRAL AIR CONDITIONING, a WATER SOFTENER, and a HIGH-EFFICIENCY FURNACE. The insulated DOUBLE ATTACHED GARAGE is finished with 5-LB FOAM INSULATION, EPOXY FLOORS, GAS HEATER, POT LIGHTS, and an ULTRA-QUIET OPENER, while a widened driveway provides additional parking. This home perfectly combines family function with luxurious comfort—ideal for those who love to gather, entertain, and enjoy every space inside and out.