



**339 Bridlewood Court SW
Calgary, Alberta**

MLS # A2265139



\$819,000

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|------------------|---|---------------|-------------------|
| Division: | Bridlewood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,594 sq.ft. | Age: | 1999 (27 yrs old) |
| Beds: | 4 | Baths: | 4 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Gazebo, Low Maintenance Landscape | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Vinyl Windows, Walk-In Closet(s), Wired for Sound | | |
| Inclusions: | tv mounts | | |

Welcome to 339 Bridlewood Court SW, a beautifully crafted home that blends luxury, functionality, and timeless style. From the moment you step inside, you'll notice the attention to detail — from the ash hardwood on the main floor, rich tigerwood hardwood floors upstairs to the sleek Cherry wood cabinets and Miele high-end appliances that elevate the kitchen into a chef's dream. Upstairs, enjoy 3 large bedrooms, upstairs laundry and 2 full bathrooms. And when it's time to unwind, step into your private theater room, complete with a built-in KWS sound system — perfect for movie nights, game days, or just a unique sound experiences right at home. This home is situated on a large, desirable lot and a low-maintenance yard, ideal for entertaining or relaxing with ease. Simply your own private outdoor retreat — complete with a built-in bar, custom pergola, and wiring for a future hot tub. Whether you're hosting a summer barbecue or relaxing under the stars, this backyard is designed for year-round enjoyment. You also have extra asphalted parking located right outside the fence. Downstairs, the fully finished basement adds another layer of versatility — complete with a spacious recreation area, a comfortable bedroom, a full bathroom, and a beautifully designed wine room ideal for showcasing your collection or entertaining guests. The Heated Garage is equipped with its own sub panel and water access — ideal for year-round projects or keeping your vehicles warm during Alberta's colder months. Located in a quiet cul-de-sac, this home offers both peace and convenience — close to parks, schools, and all amenities. Book your showing today!