



**GRASSROOTS**  
REALTY GROUP

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**339 Bridlewood Court SW**  
**Calgary, Alberta**

**MLS # A2265139**



**\$819,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!