



**60 Bridlecreek Terrace SW
Calgary, Alberta**

MLS # A2269446



\$710,000

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|------------------|-------------------------------------|---------------|-------------------|
| Division: | Bridlewood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,425 sq.ft. | Age: | 1998 (28 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Parking Pad | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Garden, Lawn, Many Trees | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier, Double Vanity, Granite Counters, Open Floorplan, Pantry, Separate Entrance | | |

Inclusions: Basement kitchen and laundry

For more information, please click the "More Information" button. Welcome to this stunning, fully renovated home in one of the most desirable family-friendly communities! Every detail has been thoughtfully upgraded, from the elegant hardwood flooring throughout (including the staircase) to the beautifully modern bathrooms and brand-new appliances in both kitchens. This exceptional property features two full kitchens and two laundry areas, offering outstanding flexibility. The walkout basement legal suite is completely independent, with its own entrance, full kitchen, private laundry, soundproofing and plenty of natural light. You'll love spending time outdoors. Enjoy the spacious balcony, ideal for barbecues and relaxing, and the private backyard with mature trees, providing a lush, green retreat during the summer months. Major upgrades include a new roof, new boiler, central air conditioning, and all new appliances throughout the home. The double garage accommodates two vehicles, and there's an additional paved parking pad, perfect for a third car. Located in a well-established neighborhood close to public, private, and Catholic schools, shopping centers, restaurants, and with easy access to Ring Road and Costco, this home offers a perfect blend of modern comfort and convenience. This one is a must-see.