



GRASSROOTS
REALTY GROUP

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206 Bridlecreek Green SW
Calgary, Alberta

MLS # A2270560



\$749,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,994 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Separate Entrance		

Inclusions: Basement refrigerator, basement washer/dryer. Gazebo in the backyard (comes with screens) + Table and Chairs. Main floor TV mount, Primary bedroom TV and mount. Basement TV and mount. 2 cameras and google door bell.

This spacious renovated 5-bedroom two-storey WALK-OUT BASEMENT, tucked into a quiet spot in the desirable community of Bridlewood, offers the ideal blend of space, flexibility, and a fantastic pie lot. Attractive exterior stone accents, along with new siding and shingles completed in 2023, enhance the home's curb appeal. From the moment you step inside, the impressive high ceilings in the front entrance and the abundance of natural light create a bright, welcoming first impression that carries throughout the home—perfect for a growing family or anyone needing extra room to live. The main floor is designed with both everyday living and entertaining in mind. A formal living room and dining room provide comfortable spaces for gatherings, while the sunny breakfast nook and well-appointed kitchen make day-to-day life easy. The kitchen features upgraded quartz countertops and stainless steel appliances, along with plenty of cabinet and counter space. Just off the kitchen, the cozy family room with a gas fireplace invites you to unwind. The convenient main-floor laundry room is a great size and features a window—making it versatile enough to use as a small office, hobby space, or additional storage. A 2-piece bathroom completes this level. This home is also equipped with air conditioning and NO POLY-B in the home. Upstairs, you'll find four bedrooms on the upper level—a rare and valuable feature that provides exceptional comfort and flexibility for families. The oversized primary bedroom offers beautiful views of the pond and includes a spacious walk-in closet along with a 4-piece ensuite. An additional well-appointed 4-piece bathroom serves the remaining bedrooms. The fully developed walkout basement adds even more versatility. It features a large bedroom, a 4-piece bathroom, and a second laundry area.

with washer and dryer—an excellent setup for extended family, guests, or older children. The wet bar, complete with a full-size sink and refrigerator, and the spacious family room provide additional functional living space. With its thoughtful layout, this walkout level also offers great potential if you choose to explore a future basement suite (subject to city approvals). Outside, the home is set on a desirable pie-shaped lot, offering a much larger backyard than a typical lot. The beautifully finished concrete pad and completed steps provide a clean, functional outdoor extension of the walkout level, while the dedicated garden space adds extra charm for those who enjoy gardening. A brand new composite deck with upgraded railings provides a fantastic outdoor space to relax, entertain, or enjoy views of the surrounding area. With plenty of room for kids to play or for creating your ideal outdoor living area, this yard truly stands out. If you've been searching for a bright, spacious, renovated walkout home on a big pie lot with pond views in Bridlewood, this property is a must-see. Call today to book your private viewing!