



GRASSROOTS
REALTY GROUP

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119 Bridlecreek Terrace
Calgary, Alberta

MLS # A2271540



\$584,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,487 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Pantry, Soaking Tub, Storage		

Inclusions: Hot Tub, Hot Tub Stairs, Gazebo, Shoe Cabinet at Front Door & in the Front Closet, Attached Wall Night Stands in Primary Bedroom, All Attached Wall Shelves in Home & Garage, Couch & Chair in the Basement, TV Wall Mounts.

OPEN HOUSE- Sunday, November 23rd, from 1:00-3:00 pm- Perfectly positioned on a tranquil street, this home delivers a fresh blend of modern updates and timeless comfort. Fresh **BRAND-NEW CARPET THROUGHOUT**, sets the tone the moment you step inside, enhancing the warm natural light and thoughtful architectural details that make each room feel inviting. The bright white kitchen features stainless steel appliances and strikes the perfect balance between open flow and subtle separation thanks to its elegant archway design. The adjoining dining area easily hosts family gatherings, while the cozy living room—anchored by a gas fireplace—creates an ideal space to unwind. Step outside to a private backyard retreat designed for every season. A large composite deck, a lower deck with a hot tub (2021), and a fire pit area offer endless options for relaxation and entertaining. Mature crabapple and pear trees frame the yard with natural beauty and privacy. Upstairs, open railings and an airy landing lead to a spacious primary bedroom with a walk-in closet and private ensuite featuring both a soaking tub and separate shower. Two additional bedrooms provide versatility for children, guests, or office space, and the upper-level laundry adds everyday convenience. The lower level is drywalled and ready for your finishing touches, giving you the freedom to create additional living space tailored to your needs. A double attached garage ensures comfort during the winter months. Major updates—including new siding (2022) and new shingles (2022)—offer peace of mind for years ahead. Close to schools, shopping, parks, playgrounds, walking paths, Spruce Meadows, and even a nearby pond where kids can feed the ducks, this location is hard to beat. With quick access to Stoney Trail, commuting is simple and stress-free. This one truly checks all the

boxes for family living!