



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

154 Bridlecreek Park SW
Calgary, Alberta

MLS # A2276517



\$599,999

Division:	Bridlewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,385 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Underground Sprinklers, Wedge Shaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vaulted Ceiling(s)

Inclusions: Window Coverings in As-Is Condition, In-ground Sprinkler System in As-Is Condition, Vacuum System and Attachments

Wow! An Opportunity to get into a good sized Bungalow like this in South West Calgary does not come around very often... And at this price! It's best to act fast. This lovely 4 Bedroom, 3 Full Bath Raised Bungalow has so much potential to become the home you've always dreamed of. Featuring Hardwood Floors, Quartz Countertops throughout, and large luxurious spaces, this is a gem not to be missed. This home has been lovingly maintained, with a number of upgrades in the past few years including New Deck in 2024, New Roof Shingles in 2021, New Eavestroughs, and Downspouts in 2021, New Siding on the West and South Sides in 2021, New Garage Door 2021, New Furnace 2022, New Hot Water Tank in 2020, and a New Water Softener 2019. The open floor plan provides an easy flow of movement from the dining room to the kitchen with a gorgeous practical island, and on to the breakfast nook and family room with its 3 Sided Fireplace. The primary suite offers a luxurious amount of space with vaulted ceilings, a walk-in closet and an En-Suite Bathroom with a jetted tub and separate shower. Continuing on the main floor, you will find a Second Bedroom conveniently situated right next to another Full 4-Piece Bathroom. Downstairs, the basement is bright and airy, thanks to the large windows that allow sunlight into every room. The Media/Rec Room will be sure to attract the whole family for fun movie nights. As an added Bonus... there is an expansive Bonus Room with a window, and storage that gives this basement some real possibilities to meet your needs. 2 more Bedrooms plus a Full 3 Piece Bathroom complete this 4 Bedroom home. You'll also find plenty of storage in this lovely home to house your treasures, and support the entire family. The double attached garage, means no more scraping frost off your windshield. Your car will be entirely at home

at 154 Bridlecreek Park SW. Check out the Virtual Tour and book your private viewing today!