



**87 Bridlepost Green SW  
Calgary, Alberta**

**MLS # A2287138**



**\$714,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,688 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None

This beautifully renovated two-storey home offers a thoughtfully designed living space in a quiet, family-friendly community, complete with a south-facing backyard. Extensively updated throughout, the home features a stunning new kitchen with sleek finishes, new appliances and a massive newly constructed deck, the perfect setting for outdoor entertaining and soaking up sunny afternoons. The main floor showcases a bright, modern open-concept design centered around a spacious kitchen with a large island that seamlessly connects to the dining and living areas. The inviting living room is anchored by a cozy electric fireplace, creating a warm and welcoming atmosphere. Upstairs, a generous bonus room provides flexible space ideal for a media lounge or home office. The primary retreat offers both comfort and functionality with a walk-in closet and a private ensuite bathroom. The unfinished basement presents excellent future development potential, enhanced by large windows that allow for abundant natural light. Outside, the fully fenced and landscaped yard further elevates the home's appeal. With public schools and transit just a short walk away, this move-in ready property delivers exceptional value in a location designed for convenience and lifestyle. A must see! OPEN HOUSE-SATURDAY MARCH 14TH 1PM-3PM.