



**10 Bridlecrest Manor SW
Calgary, Alberta**

MLS # A2288418



\$600,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,392 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: Dishwasher, Refrigerator

If you've been looking for a detached 3 bed/2.5 bath home w/legal 1 bed/1 bath plus den suite AND a double detached garage in the family friendly community of Bridlewood, you've found it! The main level features a spacious open concept main level, featuring newer paint & luxury vinyl plank flooring on the main floor, separate living & family room spaces, gorgeous tile front gas fireplace and good sized kitchen, perfect for celebrating family gatherings. Upstairs you'll find new carpet throughout, a generous primary bedroom w/walk in closet & 4 pc ensuite. Two additional bedrooms & 4 pc bath complete the upper level. Downstairs you'll find a fully legal 1 bed + den suite, featuring a private side entrance and large 4 pc bath. In the backyard you'll find a large deck for relaxing & entertaining, and plenty of grass for your kids & fur babies to play. The large double detached garage is perfect for those cold winter days. The fabulous community of Bridlecrest is ideal for those who want easy walkability to shops, restaurants & amenities, as well as close to schools, playgrounds and Fish Creek Park. An easy commute to the Somerset or Shawnessy LRT, as well as a quick access to Stoney Trail, makes getting around our great city or heading to the beautiful Rocky Mountains a breeze. Book your showing today!