



**52 Bridlemeadows Common SW  
Calgary, Alberta**

**MLS # A2295053**



**\$689,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,945 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<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, Wood Siding	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to beautiful 2- storey house , Conveniently situated across from a park in the family-oriented SW community of Bridlewood. With the open layout on the main floor, featuring a bright living room with a gas fireplace. The stylish kitchen with a large island boasting a breakfast bar, plenty of cabinet space, a walk-through pantry, and a welcoming dining /breakfast nook. Laundry room and a 2- piece bath also located in the main floor. Upstairs, the primary suite offers ample space, complete with a large walk-in closet and a 4 -piece ensuite bathroom featuring a stand-up shower and a relaxing soaker tub. The upper level also includes a charming bonus room with vaulted ceilings , 2 additional bedrooms, an office space, and an updated 3-piece bath. The fully finished lower level provides flexibility with a recreation room, 2 additional bedrooms, a den/office, Dining room/servery. Step outside to the oversized , landscaped backyard, siding onto a walking path, and featuring a 2-tiered deck with a convenient gas hookup and a storage shed. Features includes a double attached garage, and recent upgrade like flooring. Previous owner ,in 2023 or before , has done the upgrades like new siding, roof, garage door, washer/dryer, and dishwasher. Conveniently located close to all amenities, including shopping, public transportation, parks, schools, and major roads, This house delivers great value. Book your private viewing today!