



**5 Bridlecrest Court SW
Calgary, Alberta**

MLS # A2296022



\$699,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,010 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed		

Welcome to this beautifully maintained 2,031 sq ft home, perfectly situated on a large corner lot in the heart of Bridlewood—offering an exceptional blend of comfort, privacy, and thoughtful design. Backing directly onto green space with a sun-drenched west-facing backyard, you’ll enjoy stunning sunset views and a peaceful setting ideal for relaxing evenings or hosting family and friends. Step inside to a bright and functional open-concept main floor, where large windows flood the home with natural light while showcasing picturesque views of the green space beyond. The spacious kitchen flows seamlessly into a cozy living area with a fireplace, while the flexible dining space is perfect for both everyday meals and entertaining. Stay cool all summer long with central air conditioning for added comfort. Upstairs, retreat to your private primary suite featuring a walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms, a full bathroom, and a versatile bonus room provide plenty of space for growing families or work-from-home needs. Convenient upper-level laundry completes the thoughtfully designed second floor. The fully finished basement expands your living space with a fourth bedroom, an additional full bathroom, and a large rec room or home theatre area—ideal for entertaining, guests, or multigenerational living. Outside, the west-facing corner lot offers added privacy with only one neighbouring property and direct access to green space behind, with amazing sunsets and mountain views! It’s the perfect setting for summer BBQs, outdoor relaxation, or letting kids and pets play freely. The double attached garage and landscaped yard complete the exterior, with potential RV parking (bylaws permitting) adding extra flexibility for those who love to travel. Additional upgrades include a newer

hail-resistant roof (2023), providing peace of mind for years to come. Located just minutes from schools, parks, shopping, transit, and major routes including Stoney Trail, with easy access to Fish Creek Provincial Park and Spruce Meadows, this home offers unbeatable convenience in a quiet, family-friendly community. This isn't just a home—it's a lifestyle.