



**77 Bridleglen Road SW
Calgary, Alberta**

MLS # A2297802



\$569,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,038 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Second fridge and stove in the basement suite

3 BEDROOMS UP | OVERSIZED GARAGE W/ 220V & NETWORK | 200 AMP SERVICE | NEW FLOORING, PAINT, ROOF, SIDING, SOFFIT & FASCIA | WEST BACKYARD | ACROSS FROM PARK| Ideally located directly across the street from a playground and steps from bus routes in the established community of Bridlewood, this refreshed home pairs everyday comfort with thoughtful upgrades while placing parks, pathways, the Bridlewood Marsh and Spruce Meadows within easy reach. Step inside to a vaulted main living area where vaulted ceilings enhance openness and invite natural light to move freely throughout the space. Continue into the dining area where a convenient side entrance connects seamlessly to the backyard, supporting effortless indoor-outdoor flow for daily routines and seasonal gatherings. Effortlessly, prepare meals in the well-planned kitchen where abundant cabinetry, generous counter space and a window over the sink contribute both function and brightness. Relaxation is invited in the primary retreat that accommodates a walk-in closet along with cheater access to the 4-piece bathroom for added convenience. Two additional bedrooms on the main level create flexibility for family living, guests or a home office. Head downstairs to a spacious recreation area ready for movie nights, games, fitness or hobbies, complemented by a second kitchen that adds versatility for multi-generational living or keeping the upper level cooler during warmer months. Another bedroom plus a flexible bonus room expand the layout with options for changing needs over time. Enjoy a west-facing backyard designed for afternoon sun where a patio sets the stage for barbeques while a fenced yard keeps kids and pets contained. Extensive exterior updates including newer roof, siding, soffit and fascia contribute to long-term peace of mind. Plus this wonderful home

takes advantage of rare mechanical upgrades such as 200 amp electrical service and an oversized garage equipped with 220 power and cable networking, ideal for projects, storage or future possibilities. This phenomenal location effortlessly connects daily life to nearby green spaces, walking paths, schools, shopping and major routes while maintaining a quiet, community-oriented setting.