



**129 Bridlecreek Green SW  
Calgary, Alberta**

**MLS # A2299959**



**\$749,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,852 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Oversized		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Tre		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Shed, Alarm System		

**\*\* OPEN HOUSE SATURDAY 1-3pm \*\*\*** Rare 5 BEDROOMS, 3.5 BATHROOMS - WALKOUT home set on a quiet cul-de-sac with beautiful views toward the creek and pond. This property offers a sense of calm that's hard to describe until you experience it. There's space between homes, no one walking behind you, and a backyard that is private, sunny, and peaceful. Steps to Bridlewood Wetlands Park, you can also enjoy a stroll to Bridlecreek Park and sit on the dock benches while taking in the ducks, birds and natural surroundings. Inside, the main floor is bright and inviting, with an abundance of new Lux triple-pane windows that bring in natural light throughout the day. The kitchen is modern and functional, featuring quartz countertops, an island and a corner pantry and opens nicely to the main living and dining areas. Hardwood flooring adds warmth, and the layout works well for both everyday living and entertaining. Upstairs, the home offers spacious bedrooms and bathrooms, including a primary retreat with a large soaker tub set beside a window overlooking the pond. The upper level also enjoys beautiful views over the water, adding to the peaceful feel of the home. The fully developed walkout basement adds valuable living space with large windows, excellent natural light, a cozy fireplace, built-in desk area, fourth bedroom and full bathroom. Outside, the upper deck is a wonderful place to relax or entertain while enjoying the sunny yard and natural setting and the glass railing keeps the view open and unobstructed. Mature landscaping, privacy and the open outlook toward the pond make this outdoor space especially enjoyable. Located close to parks, schools, Spruce Meadows and all your everyday amenities, this home offers both convenience and a setting that feels connected to nature, something that is truly hard to find in the city.