



**18 Bridlewood Way SW  
Calgary, Alberta**

**MLS # A2303884**



**\$575,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,374 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Interior Lot, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** TV Mounts (TV's will be removed)

Welcome to this solid family home in the desirable community of Bridlewood, offering a total of nearly 2,000 sq. ft. of comfortable living space. Perfectly situated on a quiet street and backing onto Monsignor J.J. O'Brien School, this home is ideal for families seeking both convenience and tranquility. The main floor features a bright, open-concept layout with an abundance of natural light. The spacious kitchen is equipped with white cabinetry, granite countertops, and ample storage, all overlooking the dining area—perfect for both everyday living and entertaining. The inviting living room, complete with a gas fireplace, creates a warm and comfortable space to unwind. A convenient main floor laundry area and a half bath complete the main floor. Upstairs, the generous primary bedroom offers a walk-in closet and a private 3-piece ensuite. Two additional bedrooms and a full bathroom provide comfortable space for the entire family. The fully finished basement offers excellent versatility, featuring a fourth bedroom, full bathroom, a den or office space, and a spacious recreation room—ideal for family movie nights, a home gym, playroom, or comfortable guest accommodations. Step outside to enjoy the large deck—perfect for summer mornings or evening relaxation. The backyard offers gated access to the school field, creating an ideal space for children to play and explore. With a newer roof and hot water tank already in place, this home offers added peace of mind for years to come. Ideally located close to schools, parks, pathways, C-Train access, and a wide range of everyday amenities, this home offers a great opportunity to enter a family-friendly community with a strong long-term investment