



**57 Bridlecrest Court SW
Calgary, Alberta**

MLS # A2304644



\$689,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,775 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		
Inclusions:	NA		

BACKING ONTO GREENSPACE & POND! Welcome to this stunning WEST-facing WALK-OUT home with a fully developed basement, perfectly tucked away on a quiet cul-de-sac in the highly desirable community of Bridlewood. Offering over 2,400 sq ft of developed living space (including basement), this beautifully maintained 2-storey delivers the perfect balance of comfort, style, and flexibility—ideal for growing families or savvy buyers seeking added versatility. Step inside to a bright and inviting main floor featuring 9-foot ceilings, updated flooring, modern paint tones, and granite countertops throughout. The open-concept design seamlessly connects the kitchen, dining, and living areas—perfect for both entertaining and everyday living. The upgraded kitchen cabinetry provides a fresh, contemporary feel, complemented by recently replaced major appliances. Thoughtfully added pot lights in both living rooms enhance the ambiance, while central A/C ensures year-round comfort. Main floor laundry and a convenient 2-piece bath complete this level. Upstairs, you’ll find a spacious and functional layout highlighted by a generous bonus room—ideal for movie nights or a kids’ retreat. The primary suite offers a private escape with a walk-in closet and a well-appointed ensuite featuring a deep soaker tub and separate shower. Two additional bedrooms and a full 4-piece bathroom round out the upper level. The fully developed walk-out basement, currently set up as a mother-in-law suite, adds incredible flexibility with a large bedroom, kitchen area, living space, and a full 4-piece bathroom—perfect for extended family, guests, or potential income opportunities. Easily convertible back to a single-family layout if desired. Outside, enjoy your west-facing backyard backing directly onto greenspace and a tranquil pond, offering privacy, scenic

views, and beautiful sunsets. The double attached garage is drywalled and fully insulated, with a driveway that accommodates two additional vehicles. A recently completed roof adds peace of mind. Located in a family-friendly neighborhood close to parks, schools, pathways, and with quick access to Stoney Trail, this home truly checks all the boxes. A rare opportunity combining location, layout, and lifestyle—book your private showing today!