



**460 Bridlemeadows Common SW
Calgary, Alberta**

MLS # A2141762



\$749,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,482 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	Cal Zone S
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity
Features:	Chandelier, Kitchen Island, Laminate Counters, Pantry		

Inclusions: Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings

Welcome to this beautiful 2 storey RMS+Finished AREA 1952.1 SQFT home located on a QUIET CUL DE SAC in the sought-after community of Bridlewood. The sun-filled OPEN CONCEPT main floor features a vaulted ceiling, hardwood flooring throughout, a well-designed kitchen with walk-in pantry, granite countertops, stainless steel appliances, double sinks and an island perfect for entertaining, adjacent dining room and family room showcasing a cozy gas fireplace for those chilly winter nights, conveniently located main floor laundry, 2 piece bathroom and mudroom complete the main floor. The upper floor boasts a generous-sized master bedroom with a walk-in closet and 4 piece ensuite, additional 2 bedrooms and 4 piece main bathroom. The professionally developed basement has an additional bedroom, 4 piece bathroom, large family room and tons of storage. This IMMACULATE family home also features AIR CONDITIONING and a TANKLESS WATER HEATER! Enjoy the WEST FACING BACK YARD, BBQ, SUNSET VIEW with family and friends on the PRIVATE PATIO !!