



**164 Bridlepost Green SW
Calgary, Alberta**

MLS # A2142495



\$670,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,695 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Fruit Trees/Shrub(s), Lawn, Landscaped, Level, Many Tr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: NONE

Congratulations, you found a gem! Located in the south west community of Bridlewood and a short walk away from a K-9 Catholic School and K-6 public school, this fully finished 4 bedroom 3 and $\frac{1}{2}$ bathroom home will fill you with inspiration! Upgraded from the start in a Modern Scandinavian design style and freshly painted for you, this home is move-in ready. The large foyer welcomes you to the main floor which features an open concept kitchen and great room design, with large picture windows across the whole back of the home. The living room has a cozy designer fireplace and the kitchen offers flat faced maple cabinetry, granite countertops, and stainless steel appliances. The upstairs offers a spacious bonus room, a primary suite with a walk-in closet and spa style 4 pce ensuite with heated tile floors, 2 secondary bedrooms and a 4 pce main bath. Keeping with Scandinavian style, the entire upper floor has hardwood flooring and tile. Allergy sufferers will appreciate the hard surface flooring found throughout this home - including a heated tile floor throughout the main level! Downstairs you'll find a fourth bedroom/flex room, another 4 pce bath and a big rec room. But the real standout feature of this home is the incredibly large backyard just waiting for the hobby landscaper to bring it back to its former glory! Your outdoor living space features a massive multi-level deck space, multiple mature trees, raised garden beds and a concrete patio ideal for more entertaining space or a kids summer sport court and winter ice rink. It must be seen to appreciate the sheer size and opportunity this property offers! Also of note: the exterior siding and shingles were all re-done in 2022. Don't wait! It's great!