



**210 Bridlecreek Green SW
Calgary, Alberta**

MLS # A2145313



\$750,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,755 sq.ft.	Age:	1998 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Be		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage		

Inclusions: Front Custom Bench/Cabinet, Playground, Custom Shop Benches & Table

OPEN HOUSE SUNDAY 7/28 from 12-2 PM This beautiful home with 2560 sq ft living space offers 3 bedrooms and 2.5 baths, sits on a ridge overlooking the beautiful pond and Eastern skyline. Very loved and cared for, the proud homeowners have made recent updates in the home including new flooring, fixtures and cabinets in the bathrooms and laundry room, new washer & dryer, new workshop at the back was built in 2023, insulated, a hobbyist's delight or the ultimate "SHE-CAVE", dance or art studio for one lucky person! Additional upgrades include the remediation of poly-b piping, new shingles, siding, roof replaced in 2020, a new furnace 2020, and hot water tank. Equipped with a water softener, water filtration system, air conditioning, will put your mind at ease knowing your family will have a healthy and comfortable lifestyle. The spacious interior of the home feels bright & airy with lots of windows allowing magnificent beams of sunlight to shine in. As part of the renovations, the kitchen was significantly upgraded with a new dishwasher and microwave hoodfan, and cabinets. Additionally, the wood was refinished and painted, new light fixtures were installed, and the ceiling was updated. Granite countertops, stainless steel appliances, huge centre island with eat-up bar, and a corner pantry complete the kitchen. The breakfast nook became a cherished spot for family time sharing meals together. Patio doors open to the "upper" deck with a gas line for BBQ. The living room has 18" ceilings and a grand 2 storey cathedral-style window that looks out to the breathtaking backyard. Upstairs, you will find 3 bedrooms and 2 baths. Your primary bedroom comes with a walk-in closet and a 5 pc ensuite featuring a jetted tub and standalone shower. The fully finished walk-out basement includes a flex space, games room, and family

room with a gas fireplace. Largest yard in the area situated on a pie lot with ample space, your backyard features a customizable playground, workshop, and newly built stairs to lower deck 2023, your very own private sanctuary to escape the chaos of life in the big city. The stunning views of the pond provide a peaceful atmosphere, ideal for storm watching. Wetland pond behind the home, enhanced by mature trees and flowers, is the perfect setting for nature lovers! Only a short walk to a duck pond with a dock, proximity to a walkable school adds convenience. Double attached garage in the front has extra plugs to add more options for plugging in tools, freezers, etc. Extra long driveway is for those who love their home away from home (RV) or if you have multiple cars. The home is conveniently close to multiple schools and Fish Creek Park, making it an ideal family residence.