



GRASSROOTS
REALTY GROUP

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154 Bridlewood Way SW
Calgary, Alberta

MLS # A2145404



\$719,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,123 sq.ft.	Age:	1999 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Walk-In Closet(s)		
Inclusions:	None		

OPEN HOUSE THIS SUNDAY, 1-3! Welcome to your future home, a true gem nestled in a vibrant, family-oriented community that perfectly balances tranquillity with convenience. This 4 bedroom, 3 bathroom property is more than just a house—it's ideal for families and outdoor enthusiasts alike, offering a lifestyle that is both comfortable and enriching. Moments away, you'll find a baseball field, where you and your family can enjoy weekends full of fun and recreation. A playground nearby offers a safe and engaging space for children to play, while the proximity to an elementary school ensures a short commute for young learners. Parents can rest easy knowing that all the necessities for family life are within a short distance, fostering a sense of community and ease of living. For those who cherish the outdoors, this home is a dream come true. It backs directly onto a lush green space, providing an expansive, natural view that changes with the seasons. The property is seamlessly integrated with the surrounding walking and bike paths, encouraging an active lifestyle and offering endless opportunities for morning jogs, leisurely strolls, or family bike rides. The balcony on the main level provides a private, elevated vantage point to take in the landscape—a perfect spot for your morning coffee or an evening glass of wine as you unwind and soak in the peaceful environment. Inside, the home is designed for both comfort and functionality. The open-concept layout ensures a smooth transition between the living spaces, making it easy to entertain guests. The kitchen on the main floor is well-appointed, with stainless steel appliances, ample counter space and storage, perfect for those who love to cook and host. The adjoining dining area benefits from natural light, creating a warm and welcoming atmosphere for family dinners or gatherings with friends. The living room on

the main floor is both cozy and spacious, featuring large windows that frame the picturesque view of the green space beyond. The primary bedroom is a true retreat within the home, boasting enough space to comfortably fit two queen-sized beds, making it a versatile sanctuary where you can relax and recharge. One of the standout features of this property is the walk-out basement suite (illegal suite), which offers tremendous potential as an investment opportunity or a multi-generational living space. The illegal suite is complete with its own fireplace, adding a touch of warmth and charm that will be appreciated by any occupant. Whether you're looking for a spacious home to raise a family, a peaceful retreat to enjoy the outdoors, or an investment property with income potential, this home checks all the boxes. Its prime location, coupled with its versatile layout and inviting features, make it a rare find in today's market. Opportunities like this don't come around often. Book with Showingtime and experience firsthand all that this exceptional property has to offer!