



**151 Bridlemeadows Common SW
Calgary, Alberta**

MLS # A2154611



\$729,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,603 sq.ft.	Age:	2004 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Flag Lot, Lawn, Street Lighting, Rectangu		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: TV WALL BRACKET

Welcome to a ONE OF A KIND HOME! Do not let the size fool you. Located in a CUL -DE-SAC this home has 12-16Ft vaulted ceilings on 2 levels... your MASTER bedroom has ITS OWN LEVEL, complete an ensuite & closet-all above the INSULATED LARGE(25x20) 2 CAR ATTACHED GARAGE that will fit most LARGE TRUCKS nicely! What a large entrance into an expansive layout completed by 2 main floor bedrooms sharing a full bath! The kitchen has a great layout with a skylight and a GAS stove and very well designed. The large living room is anchored by a gas FIREPLACE that could warm your place (it has a fan!) and is facing the SOUTH BACKYARD. Enjoy your SUNNY deck and the gas connection to your BBQ. The basement? Over 1000 sq ft WALKOUT and 9 ft ceilings... very open and ready for your ideas- could become a nice .The ORIGINAL owner has asked NuVista homes to add LARGE WINDOWS & a cold room! Bridlewood has a K-9 Catholic School, a K-6 Public School, Glenmore Christian Academy (K-12) and shopping close by. Also fairly quick access to Stoney and short driving to Costco. This home is READY FOR NEW owners.