



**327 Bridlewood Place SW
Calgary, Alberta**

MLS # A2195376



\$719,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,196 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Inclusions: Deep Freezer, Shed, Central Vacuum/Attachments (as-is)

Welcome to this beautiful 5 bedroom, 3.5 bathroom, air conditioned home with over 3100 sq ft of living space, located in a quiet cul-de-sac in the sought-after Bridlewood neighbourhood! Situated in a peaceful and well-connected community, this property boasts a spacious west facing backyard that backs onto lush green space and a convenient pathway, offering both privacy and scenic views. With easy access to the pathway, it's ideal for walks or bike rides. Enjoy the perfect balance of tranquility and accessibility with Monsignor J.J. O'Brien school just steps away, making school runs easier than ever. Upon entry you'll find a living room and dining room, perfect for family meals or entertaining guests. The kitchen with centre island with a breakfast bar offers newer stainless-steel appliances and a corner pantry, combining style and functionality for all your culinary needs with a breakfast nook. The bright and welcoming open-to-below living room with a fireplace, creates a spacious and inviting atmosphere. The main level also features a dedicated office, ideal for remote work or study. The upper floor includes 3 generous bedrooms, a 4-piece bathroom, bonus room and a study nook. The primary includes a walk-in closet with a 4-piece ensuite and walk-in closet. The bonus room overlooks the living room below, offering a wonderful space for family entertainment or relaxation. The finished basement offers even more living space with 2 additional bedrooms and a 3-piece bathroom, ideal for guests, older children, or a private retreat. Plenty of storage in the basement in addition to a hobby/tv room and a room that has been transformed into a large walk-in closet. Located within close proximity to schools and parks, offering a variety of shopping, dining, and recreational options. Conveniently located near Stoney Trail, you'll have quick access to major roads and

transportation. The community also provides easy access to public transit, making commuting a breeze. Don't miss your chance to own this beautiful family home. Schedule your viewing today!