



**422 Bridlecreek Green SW  
Calgary, Alberta**

**MLS # A2198774**



**\$809,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,232 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Few Trees, Pie Shaped Lot, Private		

**Heating:** Boiler, Electric, Fireplace(s), Hot Water

**Water:** Public

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Zoning:** R-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Closet Organizers, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)

**Inclusions:** None

Tucked away in a peaceful cul-de-sac at the back of Bridlewood, 422 Bridlecreek Green SW is set on a large, pie-shaped lot, offering a private and tranquil atmosphere. The main floor features two spacious living areas and a sunny breakfast nook with views of the south-facing backyard – an ideal spot for enjoying morning coffee or evening relaxation. The kitchen is designed for both functionality and style, with modern stainless steel appliances, ample counter space, and a convenient corner pantry. Upstairs, you'll find 4 well-sized bedrooms, including a master suite with a soaker tub, a separate shower, and a walk-in closet. The fully developed basement offers additional living space, including two rooms with smaller windows, as well as a media room and a rec room – perfect for family entertainment. The double attached, heated garage opens directly into the quiet cul-de-sac, adding both comfort and convenience. This home is a fantastic choice for families seeking a spacious and peaceful retreat in Bridlewood.