

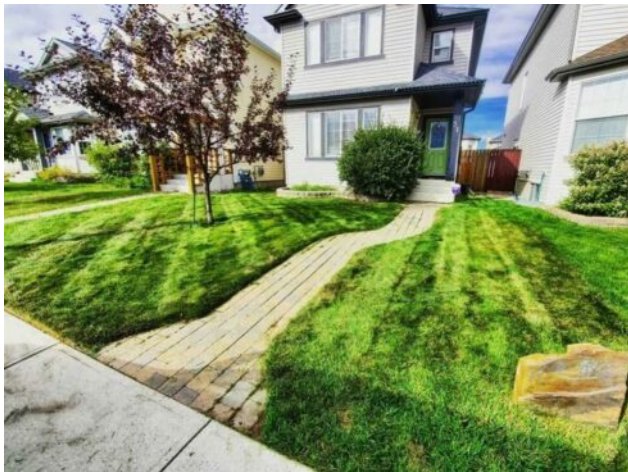


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

31 Bridlecrest Road SW
Calgary, Alberta

MLS # A2201375



\$612,500

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,321 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Standard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: N/A

PRICE REDUCED. Welcome to this beautiful well-kept home located in the bustling community of Bridlewood! Step through the front door and this bright and sunny home greets you with a cozy living room filled with natural light, continue through the main floor to the kitchen and dining room complete with all of your appliances, plenty of storage and counter space. Head upstairs to your second floor where you will find a generously sized master bedroom, with a 4 pc ensuite bathroom, this floor also has 2 additional large bedrooms and another full bathroom. The finished basement currently is set up with a home gym that most athletes could only dream of having at home, along with a fourth bedroom and yet another 4 pc bathroom. Some extras to note about this gem: Double oversized garage, Hardwood flooring, extra on street parking, front and Back Yard space, main floor powder room, perfect starter home for young family's or great investment opportunity. Book your showing today to see your beautiful new home in a great community.