



**GRASSROOTS**  
REALTY GROUP

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**69 Bridle Estates Road SW**  
**Calgary, Alberta**

**MLS # A2209180**



**\$764,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,409 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, No Neighbours Behind, Pie Shaped Lot, Views, Wa		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Separate Entrance, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Gas bbq, dining room table and chairs		

"" OPEN HOUSE: SUNDAY,, June 22, 4:00 - 6:00 PM "". Excellent one owner, fully developed walkout with loads of quality recent upgrades and custom features when first built. Plus 55 age restricted. One of the larger original floor plans. Open main floor plan with spacious kitchen, island, granite countertops, walk in pantry, open to a spacious great room with gas fireplace and custom built in wall unit, separate formal dining room (custom built in hutch) for family and formal dinner get togethers, large primary bedroom with full ensuite including separate soaker tub and shower, lower level walkout featuring a huge lower level family room with gas fireplace and custom built wet bar, two spacious bedrooms, full bath, concrete patio to a private and beautifully landscaped rear yard. Upgrades include central air conditioning, beautiful vinyl plank main floor flooring, custom crown moldings throughout the main floor, leaded glass inserts, concrete tile roof, underground sprinklers. Full width rear upper deck with gas line. Very private rear yard setting (no rear neighbours), west facing for amazing sunshine and mountain view afternoons