

**91 Bridlecrest Street SW  
Calgary, Alberta**

**MLS # A2225970**



**\$681,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,184 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Perfectly positioned with a green space behind, offering exceptional privacy and stunning views. West facing! original owner! 2183 sqft! Nestled on a quiet street in the sought-after community of Bridlewood, this beautifully maintained 2 storey property is everything you've been looking for. The open-concept main floor offers a functional layout, featuring a spacious kitchen, a bright living room, and a spacious open office/second dining room. Upstairs, you'll find a stunning primary bedroom complete with 5-piece ensuite and a large walk-in closet. Two additional generous-sized bedrooms, an airy bonus room with a dedicated office/computer nook, and convenient upstairs laundry complete the upper level. The double attached garage provides ample space for vehicles and storage. Enjoy summer evenings in the private west-facing backyard, ideal for BBQs, with thoughtful landscaping, a lower patio, flower beds, and a newer roof. With quick access to Stoney Trail and transit, you're just minutes from parks, schools, shopping, Costco.