

**53 Bridlecrest Street SW
Calgary, Alberta**

MLS # A2233346



\$714,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,550 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Asphalt, Concrete, See Remarks, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Walk-In Closet(s)		

Inclusions: NA

Great Value and a Must See / WELL BELOW CITY ASSESSMENT / Gorgeous 2550 sq ft home that the whole family will love! This well laid out home in Bridlewood has a huge primary bedroom with ensuite and a custom walk-in closet, 2 additional good sized bedrooms, and a large bonus room over the two car garage. On the main floor there's a large den/office space, a gas fireplace off the Livingroom, kitchen, and dining area. There is also a large mudroom when you enter the home from the garage. The backyard has been designed with stunning detail and includes a two-tier deck that walks out into the yard, perfect for watching the kids play. There's a built-in trampoline, a climbing wall into a "Skyfort", and a play house under the deck AND still lots of space for the adults including a lower deck for a hot tub, and a covered upper deck! There's even a dog run along the side. Walk your dog along the green space out the back gate, sit on the covered deck and watch the sunset over the mountain peaks, host get-togethers in the open concept main floor, run your business from the large front entry office, this house has many wonderful features. Close to high ranking schools, Costco, and groceries. Don't miss this, it's a must see and It truly a home to begin making great family memories.