

**5 Bridlecrest Court SW
Calgary, Alberta****MLS # A2239459****\$689,900**

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,031 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Garden, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: fridge in basement, storage shed

Welcome to this beautifully maintained 2031 sq ft home on a large corner lot nestled in the heart of Bridlewood, offering the perfect blend of comfort, privacy, and thoughtful design. With a fully finished basement and a west-facing backyard that opens directly onto a green space this home provides stunning sunset views and exceptional tranquility—ideal for both relaxing evenings and family gatherings. Step inside to discover a bright and functional layout, where an open-concept main floor welcomes you with a spacious kitchen, cozy living area with fireplace, and a flexible dining space perfect for entertaining or family meals. Large windows throughout create a warm and airy atmosphere filled with natural light and exceptional views of the gorgeous green space behind. You'll especially appreciate the central air conditioner on those beautiful summer days! Upstairs, the primary suite is a private retreat featuring a walk-in closet and luxurious 5-piece ensuite. Two additional bedrooms, a full bath, and a bonus room provide ample space for family living. Convenient upper-level laundry adds ease to your daily routine. The fully developed basement offers even more room to grow—complete with a fourth bedroom, additional full bathroom, and a spacious rec room or home theatre zone, making it ideal for entertaining, guests, or multigenerational living. Outside, enjoy the sun-drenched west-facing corner lot with privacy (only one neighbour near you) and green space behind—perfect for BBQs, relaxing with a book, or letting kids and pets play freely. A double attached garage and thoughtfully landscaped yard complete the package. Being a large corner lot there may also be the possibility of PARKING your RV in your yard (bylaws permitting) and avoid having to drive to a storage facility for quick escapes. This beautiful home also has a

newer hail resistant roof (2023). Located just minutes from Bridlewood Elementary, Glenmore Christian Academy, parks, transit, shopping, and with quick access to Stoney Trail, Fish Creek Park, and Spruce Meadows—this home offers unmatched convenience in a quiet, family-friendly neighborhood with a strong sense of community. This isn’t just a house—it’s the lifestyle you've been waiting for.