

101 Bridlecreek Park SW
Calgary, Alberta

MLS # A2247015



\$769,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,269 sq.ft.	Age:	1997 (28 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Lake, Landscaped, Lawn, Level, Low Maintenance La		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Basement Appliances: Refrigerator, Electric Stove, Hood Fan.

Welcome to Your Dream Home in Bridlewood! This beautifully maintained 6-bedroom, 3.5-bathroom detached home offers the perfect blend of comfort, space, and versatility – complete with a fully developed walk-out basement featuring a 2-bedroom illegal suite. Situated on a quiet street and backing onto a peaceful pond, you’ll enjoy stunning views and a serene backdrop year-round. Inside, the freshly painted interior boasts hardwood flooring, a bright open-concept layout, and a cozy gas fireplace in the living room – perfect for family gatherings. The well-appointed kitchen flows seamlessly into the dining area, making entertaining a breeze. Upstairs, the spacious primary suite is a true retreat, featuring a built-in soaker tub with tranquil pond views, a stand-up shower, and a walk-in closet. Additional upper bedrooms are generous in size and filled with natural light. The walk-out basement offers excellent potential for extended family or rental income with its private entrance, full kitchen, living area, and two bedrooms. Outside, you’ll find a fully fenced backyard, perfect for kids, pets, and summer gatherings – all with the pond as your backdrop. Recent upgrades provide peace of mind, including a newer roof and most of the siding (2022), plus a furnace and central air conditioning (2019). Additional features include a double attached garage and the unbeatable location close to parks, schools, shopping, and transit. This is more than a home – it’s a lifestyle, with nature at your back door and the amenities of Bridlewood just minutes away. Don’t miss this rare find – schedule your private showing today!