

**2037 Bridlemeadows Manor SW**  
**Calgary, Alberta****MLS # A2256466****\$650,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,574 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** TV wall mounts

Welcome to your next family home! This beautifully updated property has everything you've been looking for &mdash; space to grow, modern finishes, and a backyard built for making memories. The main floor features a bright open-concept kitchen, living, and dining area, with white cabinetry, quartz counters, and a fresh subway tile backsplash. It opens right onto a massive two-tier deck and a lush yard, perfect for barbecues, birthday parties, or just letting the kids run. A convenient main-floor laundry with a stylish shiplap wall adds extra charm. Upstairs is designed with family in mind &mdash; two kids's bedrooms, a full bath, and a spacious bonus room for movie nights or playtime. The primary suite offers its own ensuite with a jetted tub and cozy electric fireplace &mdash; your own little retreat after a busy day. The finished basement adds even more living space with a family room, a fourth bedroom, and another full bathroom. Practical upgrades include central A/C, lawn irrigation, and a double garage with plenty of storage. Plus, you'll have peace of mind knowing the roof and siding were replaced in 2022. All that's missing is your family moving in!