

## 261 Bridlecreek Park SW Calgary, Alberta

**MLS # A2260446**



# \$574,900

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,081 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, La		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<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>	Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home		

**Inclusions:** Sub Zero fridge drawers at basement bar, Shed

**DOUBLE ATTACHED GARAGE | FULLY DEVELOPED | CORNER LOT | QUICK & EASY ACCESS** | Nicely located, this fully developed bungalow offers charming curb appeal, a sunny backyard with garden & provides easy access to amenities. Designed with spacious rooms & an abundance of natural light, you are welcomed into this home in the front living room with high ceilings & large window&hellip;the open dining area & kitchen lends itself to gathering with family & friends. The kitchen showcases granite counters, stainless steel appliances & a moveable island. At the rear of the home is a wonderful flex space that could serve as a breakfast nook or simply a casual sitting area to enjoy your morning coffee&hellip;with direct access to the large deck. There are two generous sized bedrooms & a 4pc bathroom completing this level. The lower level is finished with a family/games room, 3rd bedroom, wet bar/kitchenette with Sub Zero refrigeration drawers, a full bathroom&hellip;plus lower laundry room & extra storage. This home sits on a sunny corner lot and is fully fenced & landscaped&hellip;complete with deck, enclosed gazebo, shed & your own garden. Also&hellip;NEW ROOF&hellip;the shingles have been replaced within the last 2 yrs! **THIS IS THE ONLY BUNGALOW WITH DOUBLE ATTACHED GARAGE IN ALL OF SOUTH CALGARY UNDER \$600K&hellip;**don&rsquo;t miss this incredible opportunity & unlock the potential this home has to offer. Immediate possession available.