

7 Bridlecrest Boulevard SW Calgary, Alberta

MLS # A2344020



\$559,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	878 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Insulated, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, See Remarks, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Ceiling fan		

Welcome to this exceptionally well-maintained bi-level in the desirable community of Bridlewood, offering thoughtful updates and pride of ownership throughout. A bright sunken living room with expansive windows fills the home with natural light, while the adjoining dining area and updated kitchen create a functional open-concept layout. The renovated kitchen features white cabinetry, charcoal countertops, pot lighting, a pantry, and newer Samsung stainless steel appliances. Quality select-grade hardwood flooring extends across the main level. The primary bedroom includes a spacious walk-in with a custom built California Closet system. The second bedroom, can substitute for a convenient home office as well and also includes its own wardrobe cabinet. The updated main bathroom offers a marble countertop, undermount sink, and comfort-height toilet. The professionally finished basement features contemporary finishings in the spacious family room with a floor-to-ceiling gas fireplace and custom built-ins. A spacious third bedroom features convenient built in cabinetry. Lower level also features a beautifully appointed three-piece bathroom with a marble tile walk-in shower and dual shower heads, a dedicated laundry room, and additional hidden storage. Enjoy the fully fenced west-facing backyard features a patio ideal for enjoying morning coffees, afternoon bbq's & evening sunsets! The detached double garage is drywalled, insulated, and pre-wired for a future electric heater. Additional highlights include fresh interior and exterior paint completed within the past three years, two-zone independently controlled heating, a high-efficiency furnace, a radon mitigation system and a tankless hot water system. Conveniently located near Fish Creek Provincial Park, Stoney Trail, schools, shopping, playgrounds, and public transit, this move-in-ready home combines comfort,

functionality, and an excellent location.