

**3 Bridlewood Green SW
Calgary, Alberta**

MLS # A2180043



\$605,000

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|------------------|---|---------------|-------------------|
| Division: | Bridlewood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,430 sq.ft. | Age: | 1997 (27 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Corner Lot, No Neighbours Behind | | |

| | | | |
|--------------------|--------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Quartz Counters, Vinyl Windows | | |

Inclusions: None

Exceptional Family Home Backing onto a Treed Green Space! Discover this outstanding Morrison-built home in a fabulous location with a rare, spacious lot backing onto a serene treed green space that connects to the neighbourhood playground. Thoughtfully updated and beautifully presented, this home offers exceptional value and modern comfort. Main Level The open-concept floor plan is perfect for entertaining, featuring trendy colours and stylish décor. The sunny kitchen boasts a walk-in pantry, updated countertops, a new dishwasher, a hood fan, and an island with a breakfast bar. It flows seamlessly into the great room and a bright dining area with a bay window that offers lovely backyard views. Upper Level Upstairs, you’ll find three generously sized bedrooms. The primary suite features a walk-in closet and a private ensuite with an extra-large shower. Lower Level The fully renovated basement is a cozy retreat, ideal for family movie nights or relaxation, with ample space for your big-screen TV and more. Outdoor Living Enjoy the outdoors on the upgraded, expansive deck overlooking the beautifully landscaped backyard. The property also features underground sprinklers, a shed, potential RV parking, and a ‘x’ detached garage wired for 220V—a dream for your hobbyists or your new EV. Key Updates Newer roof Fresh paint throughout the house Updated bathrooms (x3) New light fixtures Renovated kitchen New washer and dryer Updated basement innovation With central air conditioning, this home ensures comfort year-round. Its incredible location, functional upgrades, and charming design make it a must-see for families seeking a modern haven in a well-connected community. Don't miss this opportunity!

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