

**2038 Bridlemeadows Manor SW
Calgary, Alberta**

MLS # A2183242



\$549,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,044 sq.ft.	Age:	2004 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: Microwave (as is), Blinds (as is)

Welcome to the family friendly Community of Bridlewood! Nestled on a quiet street, this charming BUNGALOW offers an ideal opportunity to settle into your new home by Christmas. The main level features soaring vaulted ceilings, a cozy gas burning fireplace in the living room, and an open concept kitchen and dining area; perfect for both everyday living and entertaining. Two bright, generously sized bedrooms and a well appointed full bathroom complete this inviting space. Adjacent to the dining area, is a patio door that leads out to the spacious two tiered deck that overlooks a fully landscaped, sunny WEST facing backyard. The fully developed lower level boasts a large family/recreational room, an additional spacious bedroom, a full bathroom, laundry and an abundance of storage. Noteworthy, furnace was replaced in 2020 and new hot water tank in 2023.. Conveniently located just minutes from local schools, shopping, and a wide range of amenities, this home is an exceptional find in a sought after neighbourhood. Don't miss out on the opportunity to make this one yours!