

**41 Bridlecreek Park SW**  
**Calgary, Alberta**

**MLS # A2169279**



**\$859,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,205 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	5	<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, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Front Yard,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	-

**Features:** Central Vacuum, French Door, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, Recessed Lighting, Storage, Walk-In Closet(s)

**Inclusions:** Refrigerator, Microwave In Basement

Bridlewood - One of Calgary's most Sought-After Communities! This Stunning 5-bedroom family home is a Rare Gem, offering the Perfect blend of Space, Comfort, and Nature. Pride of Ownership is evident throughout, with every detail Thoughtfully Designed and Meticulously Maintained. What truly sets this property apart is its Unique Position—with No neighbors on the east side—allowing for Unobstructed Views of the Serene Greenspace, where a Historic Glacier Rock has Peacefully rested for many, many years. Imagine the Tranquility of having nature Right Next Door, creating a Private oasis for Your Family. The Spacious and Inviting Main Floor is ideal for Both Everyday Living and Entertaining. It boasts a cozy Home Office, Formal Living and Dining Rooms, and a sun-soaked Family Room with a Warm Gas Fireplace, all flowing into the Open-Concept Kitchen. The kitchen, complete with a Dining Nook, is perfect for family gatherings, offering Ample Space and Functionality. Step out onto the rear Deck and take in the Breathtaking Views, or stroll down the newly Installed Wood Pathway to your Beautifully Landscaped, Low-Maintenance Backyard, bordered by a chain-link fence for optimal enjoyment of the Neighboring Parkland. Upstairs, you'll find 3 Oversized Bedrooms, each designed with Comfort in mind. The Luxuriously Large Primary Suite Greets You With French Doors and features a Spa-Like Ensuite and Walk-in Closet. A stylish main bath, and the Convenience of an Upper-Level Laundry Room complete this level. The lower level is PRIMED FOR POTENTIAL, Featuring High 9' ceilings and Custom-designed bathroom. With 2 Generously-Sized Bedrooms, a Living Room, Laundry Room, and Plumbing READY FOR KITCHEN INSTALLATION. A separate entrance can easily be added, making this an INCREDIBLE

INVESTMENT OPPORTUNITY or a versatile space for extended family. \*Buyers are required to verify with the City of Calgary or Municipality regarding the potential of a secondary suite.\* The location of this home is second to none! Overlooking Bridlewood Park's lush greenery, and walking paths, you're just Minutes from Spruce Meadows, top-rated Schools, Local Parks, and all Essential Amenities. With easy access to Stoney Trail, Weekend Getaways to the Mountains are Effortless. This home is truly a Rare Find—offering Space, Comfort, Income and an Unbeatable Location. Don't miss out on the opportunity to make it yours! LOCATION, LOCATION, LOCATION! Book Today for Your Private Tour and Experience the Unparalleled Lifestyle this Home has to Offer.