

65 Bridlepost Green SW  
Calgary, Alberta

MLS # A2164700



**\$630,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,498 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Central Vacuum, French Door, Kitchen Island, No Smoking Home, See Remarks		

**Inclusions:** N/A

THIS IS YOUR CHANCE to own a beautiful Jayman custom built home! With plenty of love packed into this 5 Bedroom, 2.5 Bath property, it has plenty of updates to enjoy within the peaceful community of Bridlewood. A block away from Bridlewood School, and a short walk from other amenities (Sobeys, Tim Horton's & More!) this home has everything you could want to have a safe, comfortable space for your family. Other area features include access to Transit & LRT, proximity to the YMCA, Libraries, & Fish Creek Park. You'll be greeted by a grand-feeling entrance, with beautiful French pocket doors, expanding into a spacious open-floor style Living Area & Kitchen featuring a large Island with full quartz countertops. Upstairs you'll find 4, yes 4 bedrooms, and an UPSTAIRS LAUNDRY room with updated pedestal Washer & Dryer. With plenty of space for a work-from-home setup, or for the kids to have their own room, you'll still have plenty of space with the beautiful Primary Bedroom & Ensuite. The downstairs features plenty of storage space, a bathroom rough-in for future planning, and a private bedroom & lounge room (with egress windows!). All this to be wrapped up nicely with a large back deck, with plenty of seating and hosting areas with a BBQ Gas-line, for plenty of hosting. Updates include Kitchen Upgrades (2019) & Appliances (2022/23), High-Efficiency Furnace (2019), Electric Hot Water Tank (2022), Roof/Shingles (2020). Call your favourite Realtor today and book your showing today! Easy to show, pleasure to view!