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20 Bridleglen Road SW  
Calgary, Alberta

MLS # A2199855



**\$509,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,027 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, See Remarks, Vinyl Windows		

**Inclusions:** NA

FULLY DETACHED HOME with 4 BEDS. Affordable Move-In Ready Home in Bridlewood! Welcome to this beautifully updated home, over 1300 SF of developed living space, perfectly situated on a quiet street just steps from a huge park and soccer field; ideal for families and outdoor enthusiasts. Step inside to discover brand-new fixtures, fresh paint throughout, and FULL AIR CONDITIONING for year-round comfort. Natural light floods the spacious bright living area, creating a warm and inviting atmosphere. The large windows bathe the space in natural light and cozy yet open retreat is perfect for relaxing with a book or TV, entertaining guests, or unwinding after a long day. This east facing living room makes every sunrise feel refreshing. The large kitchen features newer stainless steel appliances and ample counter space, while the expansive deck provides the perfect spot to relax or entertain in your West facing yard, overlooking your OVERSIZED DETACHED GARAGE. Upstairs, you'll find a generous primary bedroom with a walk-in closet, along with two additional well-sized bedrooms and a spacious 4-piece bathroom. Partially finished basement features a 4th bedroom, a dedicated laundry room, and a rough-in for a full bathroom. Bring your vision to life and complete this space into a fantastic living area. Enjoy incredible convenience of being just a short walk to Sobeys and the Shoppes of Bridlewood, making daily errands and groceries a breeze! Only minutes from Shawnessy Village Shopping Centre, with easy access to major retailers, dining, and everyday essentials. Families will love the proximity to great schools, while quick access to Stoney Trail ensures an easy commute while enjoying the tranquility and privacy of this quiet location. Don't miss this incredible opportunity to own a stylish, well-maintained home in a fantastic location. New

Siding on House and Garage (Sept 2023). Seller Says Buy This House, And We'll Buy Yours\*. Homes For Heroes Program\*. Buy This Home And Receive A Free One Year Blanket Home Warranty\*. (\*Terms and Conditions Apply). Seller Accepts Bitcoin And Other Crypto.