

11 Bridlecrest Place SW  
Calgary, Alberta

MLS # A2176824



## \$589,900

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,535 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, 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>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Window Coverings (Blinds Only), Wall Unit in Den, Bookshelves in Basement

Welcome to your dream home nestled in the heart of Bridlewood, where modern elegance intertwines with timeless charm. This 4-bedroom, 2 full + 2 half bath beauty is filled with exceptional features and thoughtful touches that will capture your heart at first sight. And with a quick move-in, you can be settled and celebrating the holidays in your new home just in time for Christmas! Step into a spacious, light-filled den that sets the tone for what's to come—meticulous attention to detail and updates that blend style with functionality. The kitchen is a showpiece, boasting sleek stainless steel appliances, stunning countertops, and a bold backsplash, all accentuated by new luxury vinyl plank flooring (2023). Central air conditioning and a central vacuum system promise comfort and ease, while the recently replaced hot water tank (2021) provides peace of mind. The dining room features vaulted ceilings, creating an airy and inviting space perfect for hosting dinner parties or family celebrations. Gather around the cozy gas fireplace in the living room, where stories are shared and memories are made. Upstairs, discover three spacious bedrooms designed with relaxation in mind. The primary suite is a true retreat, featuring a sumptuous 4-piece ensuite with a shower, soaker tub, and an expansive walk-in closet—perfect for unwinding in comfort and style. Downstairs, the finished basement offers a separate entrance at the side of the home, and boasts exceptional versatility. Whether you're hosting a movie marathon in the rec room, creating a play space, or enjoying a casual gathering, this adaptable area caters to your lifestyle. The basement also features a flexible bedroom that's perfect as a home office or gym, complete with a half bath for added convenience. Step outside to a west-facing deck, equipped with a natural gas hookup

for seamless barbecuing. The private, fenced yard is perfect for kids, pets, or peaceful moments, while providing easy access to the detached double garage. The home's curb appeal is enhanced by stylish aluminum front porch railings, adding an elegant finishing touch. Located on a serene cul-de-sac, this home offers the tranquility you crave, paired with unbeatable convenience. With close access to shopping, the C-Train at Shawnessy, and top-rated schools, every essential is within reach. Don't let this gem slip away! Imagine starting the new year in your Bridlewood sanctuary, with all the modern updates, thoughtful design, and endless possibilities this home has to offer. Make it yours, just in time for the holiday season!