## 20 Bridlecrest Court SW Calgary, Alberta

MLS # A2236664

\$629,999

		Division:	Bridlewood		
		Type:	Residential/House 2 Storey		
		Style:			
		Size:	1,604 sq.ft. Age: 4 Baths:	Age:	2007 (18 yrs old) 3 full / 1 half
		Beds:		Baths:	
		Garage:	Double Garage Attached		
		Lot Size:	0.07 Acre		
		Lot Feat:	Back Lane, Cul-D	e-Sac	
Heating:	Forced Air		Water:	-	
Floors:	Hardwood		Sewer:	-	
Roof:	Asphalt Shingle		Condo Fe	e: -	
Basement:	Finished, Full		LLD:	-	
Exterior:	Stone, Vinyl Siding, Wood Frame		Zoning:	R-G	
Foundation:	Poured Concrete		Utilities:	-	
Features:	See Remarks				

<sup>\*\*</sup>Open House: October 18th & 19th from 12:00 PM to 4:00 PM\*\* Welcome to this beautifully maintained home located in the established and family-friendly community of Bridlewood. This residence showcases numerous upgrades and offers exceptional convenience, with close proximity to major transportation routes such as Stoney Trail, as well as top-rated schools and playgrounds all within walking distance. The home features a 3-year-old air conditioning unit, a fully developed basement completed with permits, and a versatile layout designed for both comfort and functionality. Enjoy the warmth of hardwood flooring, stainless steel appliances, abundant cabinetry, and ample storage throughout. Large windows flood the space with natural light, while the spacious bedrooms and soaring ceilings in the dining area create a bright and open atmosphere. A generously sized den on the main floor adds flexibility to suit your lifestyle needs. Don't miss the opportunity to view this exceptional property!