

339 Bridlewood Court SW  
Calgary, Alberta

MLS # A2265139

\$819,000

|           |                                                         |        |                   |
|-----------|---------------------------------------------------------|--------|-------------------|
| Division: | Bridlewood                                              |        |                   |
| Type:     | Residential/House                                       |        |                   |
| Style:    | 2 Storey                                                |        |                   |
| Size:     | 2,594 sq.ft.                                            | Age:   | 1999 (26 yrs old) |
| Beds:     | 4                                                       | Baths: | 4 full / 1 half   |
| Garage:   | Double Garage Attached                                  |        |                   |
| Lot Size: | 0.11 Acre                                               |        |                   |
| Lot Feat: | Back Lane, Back Yard, Gazebo, Low Maintenance Landscape |        |                   |

|             |                                                                                                                                  |            |     |
|-------------|----------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                                                                                       | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                                                                   | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                  | Condo Fee: | -   |
| Basement:   | Finished, Full                                                                                                                   | LLD:       | -   |
| Exterior:   | Vinyl Siding                                                                                                                     | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                  | Utilities: | -   |
| Features:   | Bookcases, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Vinyl Windows, Walk-In Closet(s), Wired for Sound |            |     |

Inclusions: tv mounts

Welcome to 339 Bridlewood Court SW, a beautifully crafted home that blends luxury, functionality, and timeless style. From the moment you step inside, you'll notice the attention to detail &mdash; from the ash hardwood on the main floor, rich tigerwood hardwood floors upstairs to the sleek Cherry wood cabinets and Miele high-end appliances that elevate the kitchen into a chef's dream. Upstairs, enjoy 3 large bedrooms, upstairs laundry and 2 full bathrooms. And when it's time to unwind, step into your private theater room, complete with a built-in KWS sound system &mdash; perfect for movie nights, game days, or just a unique sound experiences right at home. This home is situated on a large, desirable lot and a low-maintenance yard, ideal for entertaining or relaxing with ease. Simply your own private outdoor retreat &mdash; complete with a built-in bar, custom pergola, and wiring for a future hot tub. Whether you're hosting a summer barbecue or relaxing under the stars, this backyard is designed for year-round enjoyment. You also have extra asphalted parking located right outside the fence. Downstairs, the fully finished basement adds another layer of versatility &mdash; complete with a spacious recreation area, a comfortable bedroom, a full bathroom, and a beautifully designed wine room ideal for showcasing your collection or entertaining guests. The Heated Garage is equipped with its own sub panel and water access &mdash; ideal for year-round projects or keeping your vehicles warm during Alberta's colder months. .Located in a quiet cul-de-sac, this home offers both peace and convenience &mdash; close to parks, schools, and all amenities. Book your showing today!