

422 Bridlecreek Green SW
Calgary, Alberta

MLS # A2198774

\$809,000

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|-----------|-------------------------------------------------|--------|-------------------|
| Division: | Bridlewood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,232 sq.ft. | Age: | 1998 (27 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Heated Garage | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Cul-De-Sac, Few Trees, Pie Shaped Lot, Private | | |

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|-------------|-----------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating: | Boiler, Electric, Fireplace(s), Hot Water | Water: | Public |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s) | | |
| Inclusions: | None | | |

Tucked away in a peaceful cul-de-sac at the back of Bridlewood, 422 Bridlecreek Green SW is set on a large, pie-shaped lot, offering a private and tranquil atmosphere. The main floor features two spacious living areas and a sunny breakfast nook with views of the south-facing backyard – an ideal spot for enjoying morning coffee or evening relaxation. The kitchen is designed for both functionality and style, with modern stainless steel appliances, ample counter space, and a convenient corner pantry. Upstairs, you'll find 4 well-sized bedrooms, including a master suite with a soaker tub, a separate shower, and a walk-in closet. The fully developed basement offers additional living space, including two rooms with smaller windows, as well as a media room and a rec room – perfect for family entertainment. The double attached, heated garage opens directly into the quiet cul-de-sac, adding both comfort and convenience. This home is a fantastic choice for families seeking a spacious and peaceful retreat in Bridlewood.