

\$569,900 - 75 Bridlecrest Road Sw, Calgary

MLS® #A2127829

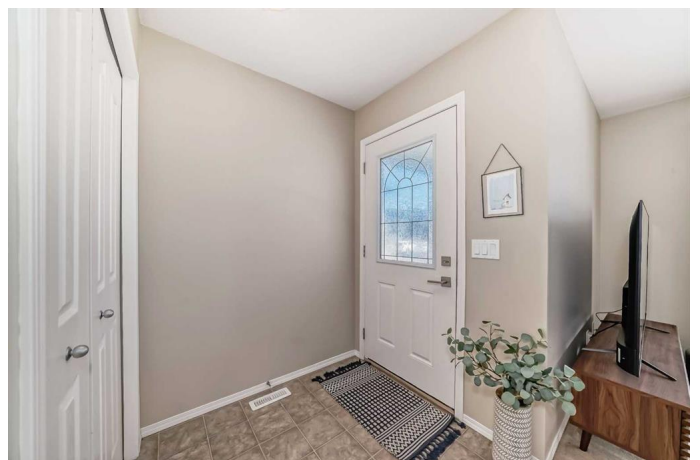
\$569,900

3 Bedroom, 3.00 Bathroom, 1,304 sqft

Residential on 0.07 Acres

Bridlewood, Calgary, Alberta

An absolute gem, located on a quiet street with a large sunny west facing, fully fenced back yard! This home shows extremely well and has a very open and bright, family friendly layout. There are three spacious upstairs bedrooms including the Primary that could easily accommodate a king sized bed and features a full en suite with a tub/shower combo plus a double closet with built in wire storage. On the main floor, your family will really appreciate the spacious inviting entrance, a large living area that is flooded with light from three front windows as well as an amazing island kitchen that features a ton of built in cabinets and counter space including extra built ins under the kitchen window! Plus there's a big pantry for even more storage, a newer dishwasher (2021), a newer tap (2022) and a self cleaning ceramic top oven! Then when your meals are prepared you can easily fit your family and friends in the spacious dining area - a perfect space for entertaining! It should also be noted that gyp rock has been installed on some of the downstairs walls (carpet stays too) and there is an excellent open layout that is ready for future development (two big windows), while leaving plenty of room for storage. Outside there's a deck overlooking the big back yard along with a storage shed and a double gravel parking pad that gives you an idea of where you can build a garage. It should be mentioned as well that the owners have recently added low flush toilets in all bathrooms along with fans on



timers, ceiling fans in all bedrooms (the Primary bedroom fan has a remote), plus the shingles, siding, fascia, soffits, down spouts and hardy board were replaced in 2021! Located within walking distance to shopping, transportation, local parks and the Glenmore Christian Academy and with very easy access to the ring road this home is an absolute opportunity! Just move in and enjoy!

Built in 2006

Essential Information

MLS® #	A2127829
Price	\$569,900
Sold Price	\$560,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,304
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	75 Bridlecrest Road Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5J2

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows
Appliances	Dishwasher, Dryer, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Garden, Landscaped, Level, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 9th, 2024
Days on Market	7
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.