



## 79 Bridlewood Avenue Calgary Alberta

\$565,000

This charming PACESETTER home is a true gem, offering 3 bedrooms and 1.5 baths within its 1,251 square feet. The welcoming front porch adds pleasant curb appeal, while a beautiful tree provides some privacy and shade. The home features ceramic tile and laminate flooring throughout. Recent updates include new fixtures and lighting, new trim and baseboards, and the entire interior has been freshly painted in a lovely white color. The living room boasts a large bay window, and the well-appointed kitchen features ample cabinetry, under-cabinet lighting, a center island, and a corner pantry to store all your culinary necessities. Adjacent to the kitchen is the sun-lit dining room, roomy enough for a 6-person table and hutch. Upstairs, you will find three generously sized bedrooms and a luxurious 5-piece ensuite with a jacuzzi tub, perfect for relaxing. There is also a 2-piece powder room on the main level. The back patio doors have been upgraded to beautiful French doors with built-in blinds, enhancing both style and functionality. Enjoy the south-facing backyard and cozy veranda, ideal for outdoor living. The lower level is a blank canvas, ready for your personal touch and is equipped with roughed-in plumbing for an additional bathroom. This home is within walking distance to two elementary schools, parks, playgrounds, and pathways for jogging or biking. Bridlewood Centre offers services such as daycare, dentist, doctor's clinic, pizza, salon, and more. Additionally, Sobey's and Shoppers Drug Mart are nearby to fulfill some of your daily needs. With easy access to Stoney Trail, 22X, and Macleod, commuting and daily errands are a breeze. The Shawnessy Shopping District is a quick 5-minute drive away, featuring Walmart, Superstore, Safeway, CO-OP, Canadian Tire, Home Depot, YMCA, and more. The new nearby shopping district, Buffalo Run, also features a Costco. With a wealth ...

Other 4.50 Ft x 5.00 Ft

Living room 11.83 Ft x 15.83 Ft

Kitchen 8.08 Ft x 12.42 Ft

Dining room 8.33 Ft x 9.08 Ft

2pc Bathroom 5.00 Ft x 7.92 Ft

Primary Bedroom 12.50 Ft x 13.67 Ft

Bedroom 9.92 Ft x 12.00 Ft

Bedroom 8.67 Ft x 8.92 Ft

5pc Bathroom 6.25 Ft x 9.75 Ft

Listing Presented By:



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**Mirror**

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