



# 1056 Bridlemeadows Manor Calgary Alberta

\$549,900

**\*\*FIVE BEDROOMS\*\*HUGE DECK\*\*NEWLY COMPLETED LOWER LEVEL\*\***Tremendous value reflected in this FULLY FINISHED Bi-level located in the family friendly and strong community minded Bridlewood neighbourhood where you see kids playing, ample parks and walking paths and schools only a short distance away. You are invited in to discover over 1800+ square feet of developed living space that commences with a soaring foyer that opens to above and below. Stepping up to the main level you will immediately notice the vaulted ceilings and open floor plan that boasts a lovely common living area with a spacious living room overlooking your front yard and cozy feature fireplace to enjoy during your cooler fall and winter evenings. The kitchen offers a raised eating bar for casual meals and a centralized island for additional work space. The corner party is perfect for storage and the adjacent dining room with a bright feature window can be enjoyed for your formal sit down meals. Located at the back of the home you will open up the French sliding doors out of the Primary Suite to the expansive over sized deck. Expanding the length of the home you will enjoy so many mornings enjoying your first coffee or soaking up the sun while the kids play in the massive yard. Step back into the Primary Suite where you will find a nice sized walk-in closet for all of your clothes, two more bedrooms and full main bath that complete this level. Head on down to the lower level where you will appreciate the bright and beautiful daylight coming in from the over sized windows and sunshine basement. Enjoy the large family room area along with TWO ADDITIONAL BEDROOMS and a gorgeous FULL BATH. Ample storage where the laundry room is located along with additional storage under the stairs. ADDITIONAL FEATURES to this great home include a brand new furnace, new siding and new roof all replaced in 2022! A fan...

Family room 20.08 Ft x 12.25 Ft  
 Bedroom 12.75 Ft x 10.67 Ft  
 Bedroom 11.42 Ft x 10.17 Ft  
 Laundry room 15.00 Ft x 7.17 Ft  
 4pc Bathroom 6.75 Ft x 4.92 Ft

Dining room 10.50 Ft x 8.92 Ft  
 Pantry 3.92 Ft x 3.92 Ft  
 Primary Bedroom 12.42 Ft x 11.58 Ft  
 Other 8.17 Ft x 4.92 Ft  
 Bedroom 9.00 Ft x 8.92 Ft

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Listing Presented By:



Originally Listed by:  
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**Storage** 15.92 Ft x 7.58 Ft

**Living room** 13.00 Ft x 11.92 Ft

**Kitchen** 12.00 Ft x 10.42 Ft

**Bedroom** 8.92 Ft x 8.92 Ft

**Foyer** 6.25 Ft x 5.83 Ft

**4pc Bathroom** 8.17 Ft x 4.92 Ft