



## 11 Bridlecrest Road Calgary Alberta

\$587,000

Stunning Farm house style 2 storey, starting front front door screen and mailbox, Over 1,903 sq.ft . of developed living space. Barn wood laminate flooring throughout main and upper level hallway. Large living room with loads of natural light, Great kitchen w/eat up island, pantry, decorative farm house style shelving, 4 burner gas stove top w/gas oven, built in dishwasher + fridge. Room for a large table, patio door to extensive deck and gas for the BBQ, step down to firepit and oversized- 24 x 24 double detached garage, with 220 vlt and natural gas heater . Barn wood door to downstairs finished lower level with 4pc bath and large 4th bedroom, Super cute under the stairs children's castle (play area). Laundry area w/washer , dryer and utility room. Northern water carbon system,( filter takes out all contaminants including forever chemicals and does not require changing of filters. Leasing for \$52.35/month which the buyer can take over should they choose. Upper level also has wood style laminate in all 3 bedrooms, Primary bedroom has 4pc ensuite bath, new closet doors have been ordered. Landscaped sunny West yard, fully fenced. Close to schools, shopping, churches and the New Stoney Trail ring road to get around the City. Great Value and Opportunity!! (id:6769)

Primary Bedroom 12.58 Ft x 11.58 Ft

Bedroom 10.00 Ft x 9.25 Ft

Bedroom 10.25 Ft x 9.25 Ft

4pc Bathroom 7.75 Ft x 6.00 Ft

4pc Bathroom 8.25 Ft x 5.00 Ft

Family room 12.00 Ft x 12.00 Ft

Bedroom 10.75 Ft x 10.67 Ft

Living room 11.67 Ft x 6.67 Ft

4pc Bathroom 7.17 Ft x 5.00 Ft

Other 5.33 Ft x 5.50 Ft

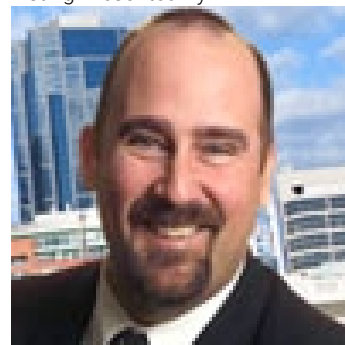
Kitchen 14.25 Ft x 11.50 Ft

Living room 14.42 Ft x 14.00 Ft

Dining room 12.08 Ft x 7.33 Ft

2pc Bathroom 6.08 Ft x 4.75 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<http://www.joebuggie.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)