



227 Bridlewood View Calgary Alberta

\$384,900

A unique opportunity is presented with this two-storey townhouse situated on a corner lot with a single, insulated, attached garage and deserves a closer look. Located in the quiet and established neighbourhood of Bridlewood SW with three bedrooms., two 4-pc. baths and two 2-pc. baths over 2,193.1 sq. ft. of living space, this home is suitable for a growing family or as an astute investment. A tiled foyer provides a good amount of closet space and leads into the open concept living room/kitchen/dining portion of the main floor. The living room has warm, hardwood floors, a corner gas fireplace, a superb amount of natural light and a comfortable, homey feeling. The kitchen has honey-coloured cabinetry, white and stainless appliances, laminate countertops, attractive tiled backsplash and an island/breakfast bar with a double stainless steel sink. Vaulted ceilings add an air of spaciousness. Adjacent is a substantial dining room for your family gatherings. A 2-pc. bath and mudroom complete the main level. Moving to the carpeted second level, be impressed by the size of the primary bedroom. Add to that a large walk-in closet and 4-pc. ensuite and you have your own private sanctuary at day's end. Two additional roomy bedrooms, both with a ton of closet space, share a 4-pc. bath. Laundry facilities are on this floor and are cleverly hidden behind closet doors in the hallway. The basement level is fully finished, carpeted and provides a rec room, a flex room, which could be used as a spare bedroom or a home office plus attached 2-pc. bath. Moving to the back of the property, a railed, wooden deck is accessed from the living room and is a quiet spot to spend your summer evenings. Location is excellent and is bordered by Stoney Trail and 162nd Avenue with its numerous shops and restaurants; several schools (public, private, and Catholic) including Glenmore Chri...

Furnace 7.50 Ft x 6.17 Ft

2pc Bathroom 3.42 Ft x 9.92 Ft

Other 6.00 Ft x 3.50 Ft

Other 12.75 Ft x 14.83 Ft

Recreational, Games room 15.50 Ft x 11.42 Ft

Dining room 10.58 Ft x 10.08 Ft

Other 11.67 Ft x 11.83 Ft

Other 5.00 Ft x 6.67 Ft

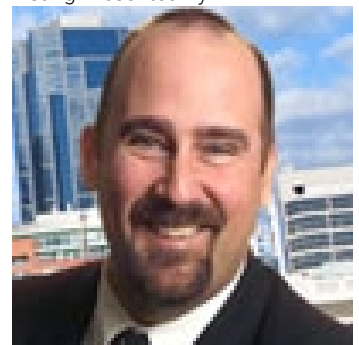
Bedroom 15.58 Ft x 9.92 Ft

4pc Bathroom 4.92 Ft x 8.08 Ft

Laundry room 5.50 Ft x 2.83 Ft

4pc Bathroom 10.00 Ft x 6.00 Ft

Listing Presented By:



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2pc Bathroom 5.00 Ft x 4.50 Ft
Other 5.08 Ft x 4.50 Ft
Living room 13.50 Ft x 15.58 Ft

Primary Bedroom 13.58 Ft x 17.67 Ft
Bedroom 10.00 Ft x 18.92 Ft
Other 7.67 Ft x 4.92 Ft