



## 245 Bridlewood Lane Calgary Alberta

\$394,000

Welcome to this beautiful 4-level split townhome. An ideal starter home or investment opportunity in a cozy, quiet, ideally located complex. With over 1400 sq ft of living space, this floorplan is sure to impress with openness where you want it and separation where you need it! On the main living level, you're greeted by a spacious living area that's perfect for relaxing or entertaining. The SOARING 12 FT CEILINGS create a dramatic yet inviting atmosphere. The cozy corner fireplace, and a large SOUTH-FACING window fills the space with natural light. The patio door leads to your private deck, where you can relax and enjoy serene views of a quiet walkway makes. All outdoor furniture is included with this home. The layout seamlessly flows into a well-appointed kitchen and dining area, offering plenty of room to cook and enjoy meals with family and friends. The OPEN-CONCEPT KITCHEN offers modern stainless steel appliances, and plenty of cabinet space to keep everything organized. Adjacent to the kitchen, there's a charming dining area ideal for entertaining, along with a convenient 2-piece powder room. Upstairs, there are 2 generously sized bedrooms, each providing comfort and privacy. Along with a 4-piece bathroom and the laundry, this level is perfect for a peaceful retreat or a space to work from home. You will also find an unfinished basement that can be used for extra storage, a workout room - so much potential! And finally, a SINGLE ATTACHED GARAGE is an added bonus. The multi-level design of this townhome adds a touch of architectural charm while maximizing functionality. Each level serves a purpose, creating distinct spaces for living, dining, and sleeping. The unique split-level layout also allows for creative furniture arrangements and plenty of storage opportunities. Whether you're looking for your first home, downsizing, or investing, located in Bridlewood, ...

Living room 15.42 Ft x 13.50 Ft  
Dining room 7.75 Ft x 10.08 Ft  
Kitchen 13.00 Ft x 10.08 Ft  
2pc Bathroom 6.33 Ft x 3.00 Ft  
4pc Bathroom 8.00 Ft x 6.67 Ft

Bedroom 9.92 Ft x 11.17 Ft  
Primary Bedroom 12.00 Ft x 13.58 Ft  
Laundry room 5.58 Ft x 2.67 Ft  
Foyer 3.58 Ft x 11.42 Ft  
Hall 13.50 Ft x 3.42 Ft

Listing Presented By:



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Nineteen 88 Real Estate

**RE/MAX Realty Professionals**

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