



# 81 Bridlewood Manor Calgary Alberta

\$575,000

Welcome to this charming two-storey home located in the peaceful community of Bridlewood, Calgary. This residence offers a blend of comfort and functionality, perfect for families. Upon entering, you'll find a spacious living room featuring an oak fireplace and large windows that fill the space with natural light. The main floor boasts beautiful laminate flooring and oak details throughout, while the kitchen is equipped with oak cabinets, stainless steel appliances, a gas stove, and receives constant sunlight through the south-facing windows. The adjacent dining room also benefits from the south facing windows, and provides direct access to the backyard. A convenient two-piece bathroom completes the main floor. Upstairs, the primary bedroom includes a walk-in closet with shelves, while two additional upstairs bedrooms provide plenty of space for family or guests, all serviced by a four-piece bathroom. The basement is partially finished, offering a blank slate for your personal touch. It also features a laundry room with a sink for added convenience. The private south-facing backyard enjoys sunlight all day, has a patio perfect for enjoying the outdoors, and leads to a detached double garage with access from the back alley. The home also features new (2022) class 4 hail resistant shingles, and central A/C. Located within walking distance to elementary and junior high schools, walking paths, playgrounds, and a shopping centre with a Sobeys, it's also just a seven-minute drive from the Shawnessy shopping area and offers easy access to Stoney Trail for convenient travel around the city. Book a showing today and come see for yourself what this comfortable family home has to offer! (id:6769)

Laundry room 10.50 Ft x 6.00 Ft  
 Furnace 10.00 Ft x 8.00 Ft  
 Eat in kitchen 10.50 Ft x 9.50 Ft  
 Dining room 11.00 Ft x 9.50 Ft  
 Living room 14.00 Ft x 10.00 Ft

2pc Bathroom 5.00 Ft x 4.50 Ft  
 Primary Bedroom 14.00 Ft x 11.00 Ft  
 Bedroom 10.00 Ft x 8.50 Ft  
 Bedroom 10.00 Ft x 8.50 Ft  
 4pc Bathroom 8.50 Ft x 5.00 Ft

Listing Presented By:



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

**RE/MAX Realty Professionals**

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