

# \$560,000 - 35 Bridlecrest Road Sw, Calgary

MLS® #A2255048

**\$560,000**

3 Bedroom, 4.00 Bathroom, 1,510 sqft

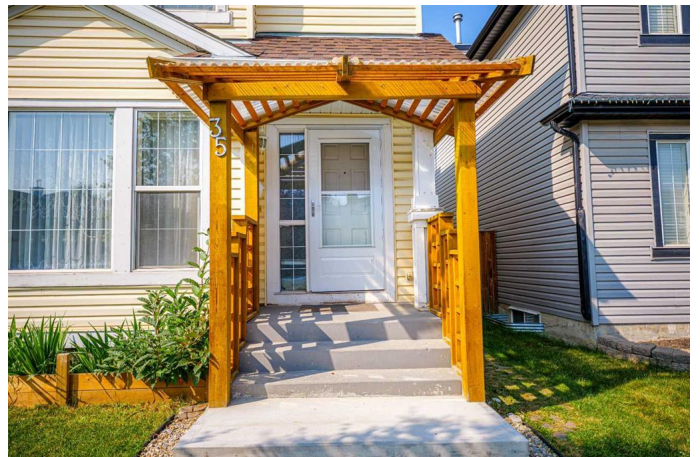
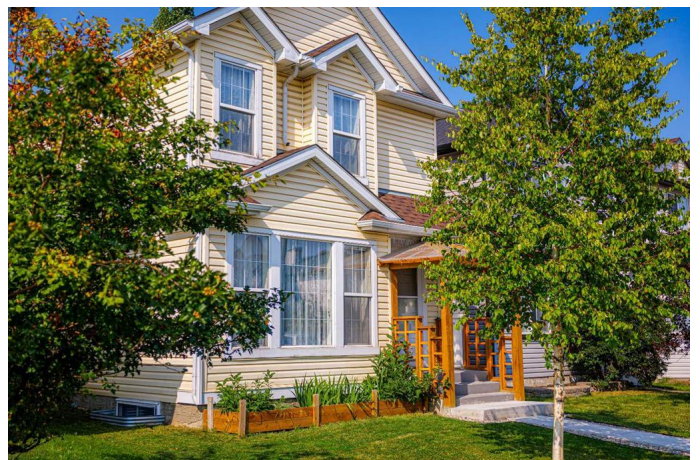
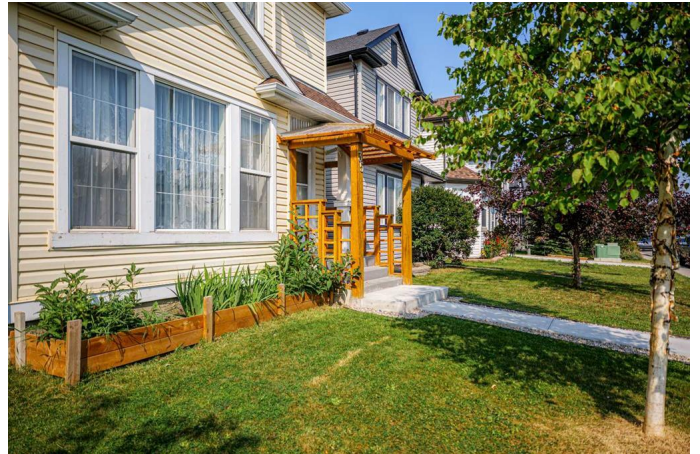
Residential on 0.07 Acres

Bridlewood, Calgary, Alberta

Step into a world where warm golden sunlight dances through every window and contemporary comfort meets family-friendly functionality. This impeccably maintained two-story residence whispers "welcome home" from the moment you arrive at its charming facade, where mature trees frame a picture-perfect streetscape.

The heart of this home beats strongest in its sun-drenched main floor, where vibrant accent walls create an atmosphere of joy and sophistication. The open-concept kitchen sparkles with sleek laminate countertops, stainless steel appliances, and a generous peninsula that transforms meal prep into social occasions. Light wood cabinetry reaches skyward, offering abundant storage while maintaining an airy, open feel that flows seamlessly into the adjoining living spaces. Ascend the carpeted staircase to discover your private sanctuary – three thoughtfully appointed bedrooms bathed in natural light. The primary bedroom features the convenience of a private 4-piece ensuite, while a second full bathroom on this level ensures morning routines run smoothly for the entire family.

But wait – there's more magic below. The fully finished basement reveals a stunning full bathroom with contemporary finishes – featuring a sleek floating vanity, modern tile work, and glass shower enclosure that wouldn't look out of place in a boutique hotel. This lower level offers versatile living space,



perfect for a teen suite, home office, or entertainment haven. With its convenient side entrance, the possibilities are delightfully endless.

Step outside to your own private oasis. The expansive backyard beckons with its low-maintenance gravel design, punctuated by stepping stones that lead to intimate gathering spaces. A raised garden bed promises summer tomatoes and fresh herbs, while the generous deck invites alfresco dining under Alberta's endless blue skies. The convenience of rear parking pad access means no more street parking hassles!

Nestled in coveted Bridlewood, you're moments from the community's natural treasures – the serene Bridlewood Wetlands park and scenic pond that connects to Somerset, offering peaceful walking paths and exceptional birdwatching opportunities. This master-planned community features winding pathways, parks, and playgrounds, all while maintaining easy access to Shawnessy Shopping Centre, the C-Train, and major thoroughfares. Top-rated schools and recreational facilities complete this picture of suburban perfection.

This isn't just a house – it's where your next chapter begins, wrapped in warmth, light, and endless possibility.

Built in 2006

### **Essential Information**

MLS® #	A2255048
Price	\$560,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,510
Acres	0.07

Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	35 Bridlecrest Road Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5J2

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Separate Entrance, Laminate Counters
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 10th, 2025
Zoning	R-G

### **Listing Details**

Listing Office	CIR Realty
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