

79 Bridleglen Manor SW
Calgary, Alberta

MLS # A2209812



\$574,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,313 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Few Trees, Landscaped, Level, Pie Shaped Lot, Priv		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: Fridge(2021) electric stove, built-in dishwasher, hood fan, microwave, white cabinet in basement, one garage door controller, washer and dryer, rain barrel, vacuum system Sold as is condition with no attachments, new window a/c unit, white floating shelving in family room

Open House Saturday May 3rd from 12- 3 pm. Welcome to a home where comfort meets charm—nestled on a quiet, pie-shaped lot in the heart of the warm and welcoming community of Bridlewood. From the moment you arrive, you’ll be captivated by the freshly updated exterior—featuring a new roof, soffits, eaves, and siding—setting the perfect tone for what’s waiting inside. Step through the front door into a bright, airy living space where natural light pours through large windows, casting a golden glow on every gathering and quiet moment alike. The spacious living room invites laughter and conversation, while the cozy family room is perfect for curling up with a book or enjoying movie night with loved ones. At the heart of the home, the kitchen sparkles with brand-new appliances, designed both for everyday living and special occasions. Whether you’re hosting weekend brunches or savoring your morning coffee, this space is built for connection and comfort. A convenient 2-piece bath completes the main floor. Step outside to your sun-drenched, west-facing backyard, where evenings are made for al fresco dining on the patio, gardening, or unwinding as the sun sets behind your double detached garage. There’s plenty of space to relax, play, and make lasting memories. Upstairs, you’ll find three serene bedrooms, each offering a peaceful retreat after a long day. A stylish and functional 4-piece bathroom adds ease and comfort to your daily routine. And just below it all, an unspoiled basement awaits your personal touch—whether you envision a home gym, recreation room, guest suite, or cozy hideaway, the possibilities are endless. Bridlewood is a way of life—blending nature, community, and convenience. Families will appreciate being close to top-rated schools like Bridlewood School and Glenmore

Christian Academy, while weekends invite adventure through nearby parks, playgrounds, and the expansive trails of Fish Creek Provincial Park. Everyday essentials are right around the corner at Shawnessy Village, and with easy access to Stoney Trail and Macleod Trail, commuting is seamless keeping you connected to the city while enjoying the peace of suburban living. This is more than a house—it's a place where memories are made, stories begin, and life unfolds beautifully. Welcome home!