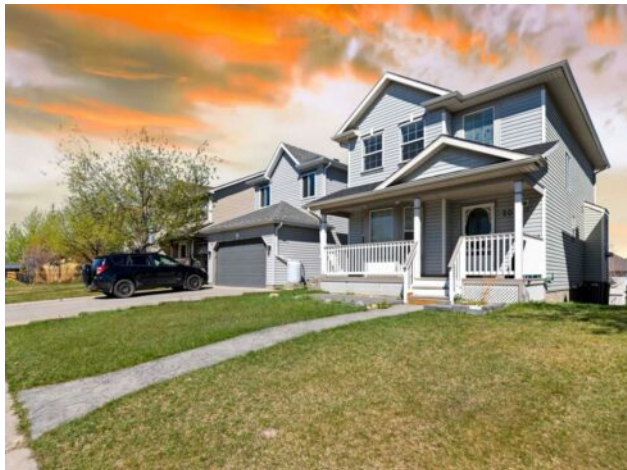


20 BRIDLERIDGE Circle SW  
Calgary, Alberta

MLS # A2218177



**\$649,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,358 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Tankless Hot Water		

**Inclusions:** All Furniture in the basement

Welcome to this delightful two-storey walkout home, perfectly situated in the heart of the family-friendly Bridlewood community. Offering over 1,350 square feet of thoughtfully designed living space, this residence beautifully balances comfort, style, and functionality. Upon entry, you're welcomed into a bright front living and dining area—ideal for hosting guests or enjoying family meals. A convenient half bathroom enhances the practicality of the main floor. Toward the rear, a cozy family room flows into a beautifully refaced kitchen featuring upgraded rollouts, pot drawers, and a spacious breakfast nook—perfect for casual dining or your morning coffee. Upstairs, you'll find a generous primary bedroom with a cheater door to a large full bathroom, complete with a relaxing tub. Two additional bedrooms offer flexibility for children, guests, or a home office. One of these rooms includes elegant French doors that adjoin the primary bedroom, adding a layer of versatility. Step outside onto the expansive deck just off the kitchen—an ideal spot for summer BBQs or soaking up the sun. The fenced backyard offers both privacy and security, while the fully finished walkout basement (illegal suite) provides additional living space and direct access to a detached double garage. Notable upgrades include on-demand hot water (tankless), central air conditioning, and a handy storage shed. With nearby access to public transit, schools, and major roadways, commuting around the city is easy and efficient. Whether you're searching for a warm family home or a welcoming place to entertain, this Bridlewood gem offers comfort, convenience, and a true sense of community. Welcome home.