

# \$809,000 - 422 Bridlecreek Green Sw, Calgary

MLS® #A2198774

**\$809,000**

4 Bedroom, 4.00 Bathroom, 2,232 sqft

Residential on 0.15 Acres

Bridlewood, Calgary, Alberta

Tucked away in a peaceful cul-de-sac at the back of Bridlewood, 422 Bridlecreek Green SW is set on a large, pie-shaped lot, offering a private and tranquil atmosphere. The main floor features two spacious living areas and a sunny breakfast nook with views of the south-facing backyard – an ideal spot for enjoying morning coffee or evening relaxation. The kitchen is designed for both functionality and style, with modern stainless steel appliances, ample counter space, and a convenient corner pantry.

Upstairs, you'll find 4 well-sized bedrooms, including a master suite with a soaker tub, a separate shower, and a walk-in closet. The fully developed basement offers additional living space, including two rooms with smaller windows, as well as a media room and a rec room – perfect for family entertainment.

The double attached, heated garage opens directly into the quiet cul-de-sac, adding both comfort and convenience. This home is a fantastic choice for families seeking a spacious and peaceful retreat in Bridlewood.

Built in 1998

## Essential Information

MLS® # A2198774

Price \$809,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,232       |
| Acres          | 0.15        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 422 Bridlecreek Green Sw |
| Subdivision | Bridlewood               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Y3P1                   |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 4                                               |
| Parking        | Double Garage Attached, Driveway, Heated Garage |
| # of Garages   | 2                                               |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Recessed Lighting      |
| Appliances        | Dishwasher, Electric Stove, Freezer, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Oven, Garage Control(s) |
| Heating           | Boiler, Electric, Fireplace(s), Hot Water                                                                                        |
| Cooling           | Central Air                                                                                                                      |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                |
| Fireplaces        | Electric, Living Room, Decorative, Mantle, Metal                                                                                 |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Finished, Full                                                                                                                   |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Lighting                 |
| Lot Description   | Private, Cul-De-Sac, Few Trees, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                |
| Construction      | Brick, Vinyl Siding, Wood Frame                |
| Foundation        | Poured Concrete                                |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 39               |
| Zoning         | R-1              |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.