



THE
A-TEAM

**RE/MAX
FIRST**

6 BRIDLECREST Boulevard, Calgary T2Y 4X9

MLS®#: **A2114462**

Area: **Bridlewood**

Listing Date: **04/12/24**

List Price: **\$525,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar: **3,466 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,025**
Low Sqft:
Ttl Sqft: **1,025**

DOM

37

Layout

Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **4 Level Split**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Alley Access,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Ceiling Fan(s),Kitchen Island,Pantry,See Remarks,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-----------------|------------------------|-----------------------|-----------------|----------------------|
| Kitchen | Main | 13`5" x 9`4" | Dining Room | Main | 11`8" x 10`1" |
| Living Room | Main | 13`0" x 11`9" | Other | Main | 9`2" x 8`8" |
| Living Room | Basement | 19`11" x 14`11" | Den | Basement | 11`9" x 7`8" |
| Bedroom - Primary | Main | 11`8" x 11`0" | Bedroom | Main | 9`0" x 8`0" |
| Bedroom | Basement | 11`10" x 10`1" | Walk-In Closet | Main | 4`7" x 4`4" |
| 3pc Bathroom | Main | | 4pc Bathroom | Basement | |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0411469

Remarks

Pub Rmks: **This well maintained 4 Level Split is in the heart of Bridlewood and features almost 1,800 square feet of living space, a finished basement and a large yard. Upon walking in, you will be greeted with soaring vaulted ceilings and a wide open living area. The kitchen has a good-sized island, corner pantry, ample counter space, and is located conveniently across from the spacious dining room. The oversized, West facing living room windows allow light to pour into the home throughout the day. The large primary bedroom features a walk through closet which leads into the upgraded 4 piece hallway bathroom. The upper level also has an additional bedroom and a bonus loft space that could be converted into another bedroom. The lower level has a secondary entrance which is ideal if you were to rezone and suite. The large rec room features a wet bar, 4 piece bathroom, and a corner fireplace. The basement has been fully finished with a bedroom and storage area, perfect for a growing family or income generator in the future. The backyard is a great space for entertaining guests this summer. Out back you will find a large gravel parking pad that can easily accommodate two large vehicles or a future home for a double garage. Siding and roof repairs were completed in 2022 and the HWT was updated.**

Inclusions: **Hood Fan**
Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









