



THE
A-TEAM

**RE/MAX
FIRST**

1060 BRIDLEMEADOWS Manor, Calgary T2Y 4L1

MLS®#: **A2122717**

Area: **Bridlewood**

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

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2002**

Lot Information

Lot Sz Ar: **3,918 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Carport**

Finished Floor Area

Abv Sqft: **1,039**

Low Sqft:

Ttl Sqft: **1,039**

DOM

25

Layout

Beds: **5 (3 2)**

Baths: **2.0 (2 0)**

Style: **Bi-Level**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

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

Construction:
Vinyl Siding,Wood Frame
Flooring:
Vinyl
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	9`3" x 8`3"
Kitchen	Main	9`8" x 11`4"
Bedroom - Primary	Main	11`8" x 12`0"
Bedroom	Basement	8`10" x 13`11"
Game Room	Basement	12`0" x 21`11"
4pc Bathroom	Main	7`11" x 5`0"

Room	Level	Dimensions
Dining Room	Main	11`4" x 7`5"
Living Room	Main	13`4" x 16`0"
4pc Bathroom	Basement	7`4" x 5`0"
Bedroom	Basement	10`8" x 13`8"
Furnace/Utility Room	Basement	8`10" x 21`0"
Bedroom	Main	9`0" x 9`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0113667

Zoning:
R-1N

Remarks

Pub Rmks:

*****Open House Sunday - May 12, 2024 - 2:00 pm to 4:00 pm***Welcome to your dream home in the serene community of Bridlewood! This stunning detached bi-level residence boasts 5 bedrooms and 2 bathrooms, with 3 bedrooms upstairs and 2 downstairs, offering ample space for families or guests. Situated conveniently close to schools, parks, and shopping amenities, and with easy access to Stoney Trail and Spruce Meadow Trail, this home ensures both convenience and tranquility. Recently renovated, the interior features fresh paint and new flooring throughout, while the roof was professionally redone in 2022, ensuring years of worry-free living. Don't miss this opportunity to make this beautifully updated home yours! Will not last long! Call your favorite realtor or reach out to us to schedule your private viewing.**

Inclusions:
Property Listed By:

N/A
Real Broker

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









