



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**321 BRIDLERIDGE View, Calgary T2Y 0E6**

MLS®#: **A2125857**

Area: **Bridlewood**

Listing Date: **04/25/24**

List Price: **\$725,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 16-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2009**  
Lot Information  
Lot Sz Ar: **7,050 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,225**  
Low Sqft:  
Ttl Sqft: **2,225**

DOM

**24**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Lawn,Irregular Lot,Landscaped,Level,Pie Shaped Lot**  
Park Feat: **Concrete Driveway,Double Garage Attached,Enclosed,Front Drive,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,High Efficiency,Make-up Air,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Mixed,Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Electric Water Heater,Garage Control(s),Microwave Hood Fan,Range Hood,Refrigerator,Washer,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>13`8" x 13`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 9`11"</b>
<b>Mud Room</b>	<b>Main</b>	<b>12`9" x 5`2"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 5`1"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`3" x 12`5"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>9`0" x 9`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>17`5" x 7`7"</b>
<b>Family Room</b>	<b>Main</b>	<b>16`11" x 12`9"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>18`0" x 16`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>13`0" x 10`4"</b>

Bedroom	Upper	11`0" x 9`8"	4pc Bathroom	Upper	12`0" x 5`4"
Bedroom	Upper	10`4" x 9`8"	Laundry	Upper	10`5" x 5`3"
Living/Dining Room Combination	Basement	17`8" x 12`3"	Kitchen	Basement	10`0" x 9`5"
Bedroom	Basement	12`10" x 12`2"	4pc Bathroom	Basement	9`1" x 4`11"
Furnace/Utility Room	Basement	21`8" x 17`5"			
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	R-1N	
Legal Desc:	0711940	Remarks

Pub Rmks:	<p>Welcome to this spacious family home located on one of the largest lots in Bridlewood! With over 2700 sqft of finished living space, this property offers a rare opportunity for comfortable living and comes with an already approved development permit for a basement suite! As you enter, you're greeted by a large mudroom, conveniently connected to the front attached double garage. The main floor boasts 9' ceilings, an open layout featuring a front living room, a generous kitchen with island and pantry, a cozy family room with fireplace, and a formal dining area. Sliding doors lead to the expansive backyard, perfect for outdoor entertaining and play. Upstairs, you'll find a large bonus room, a spacious primary bedroom with a 5-piece ensuite and walk-in closet, two additional bedrooms, a 4-piece bath, and a convenient top-floor laundry. The walk-up basement is professionally finished and comes with an approved development for a basement suite. Currently, it features a bedroom with laundry, a 4-piece bath, a kitchenette, a living room, and an exterior door leading to the backyard. The large utility room provides ample storage space and is accessible from the main floor. Situated on a quiet, no-exit street, this home is within walking distance to local schools and shopping centers, offering an excellent location within the community. Don't miss the opportunity to experience the great layout of this home - check out the floor plan and 3D tour today!</p>
Inclusions:	None
Property Listed By:	2% Realty

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





















