



THE
A-TEAM

**RE/MAX
FIRST**

73 BRIDLECREST Court, Calgary T2Y 5J3

MLS® #: **A2126486**

Area: **Bridlewood**

Listing Date: **04/26/24**

List Price: **\$624,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **5,328 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,788**

Low Sqft:

Ttl Sqft: **1,788**

DOM

23

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Pie Shaped Lot**
Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Other**

Construction: **Asphalt,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Central Vacuum,Kitchen Island,Laminate Counters,No Smoking Home,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`0" x 10`0"
Bedroom	Upper	10`4" x 10`0"
4pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom - Primary	Upper	14`8" x 12`6"
4pc Bathroom	Upper	
Laundry	Main	4`11" x 5`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`6" x 10`0"
Bonus Room	Upper	17`0" x 11`6"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Upper	12`10" x 8`6"
Living Room	Main	15`2" x 8`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0513114

Remarks

Pub Rmks: **Situated at the end of a quiet cul-de-sac in Bridlewood, this charming two-storey home offers warmth and comfort. Upon stepping inside, bask in the abundance of natural light streaming through the south-facing windows, flooding the main floor with light. The inviting open-concept layout seamlessly integrates living and entertaining spaces, ideal for gatherings with loved ones. A focal point of the living area is the cozy gas fireplace, offering both warmth during winter nights and a cozy ambiance. The well-appointed kitchen boasts ample cabinet space, a generous corner pantry, and a convenient eating nook, perfect for casual dining. Flowing from the dining room is a spacious south-facing deck, expanding your entertaining area for summer BBQs and outdoor enjoyment. Completing the main level is a thoughtfully placed 2-piece bathroom for guest convenience, alongside a practical laundry room with additional storage and access to the double car garage. Ascend the staircase to discover a versatile bonus room, offering endless possibilities as a family retreat, home office, or play area. The upper level also hosts a tastefully appointed 4-piece bathroom and two welcoming guest bedrooms. The crowning jewel of the upper floor is the expansive master bedroom, boasting a luxurious 4-piece ensuite featuring dual shower heads and a walk-in closet. From the master retreat, revel in lovely views of the expansive backyard and the inviting back deck. Noteworthy upgrades include new asphalt shingles (2022), new vinyl siding (2022), and a new electric stove (2023).**

Inclusions:
Property Listed By: **Smart Thermostat and Alarm System.
eXp Realty**

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





