



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**151 BRIDLEMEADOWS Common, Calgary T2Y 4V3**

MLS®#: **A2154611** Area: **Bridlewood** Listing Date: **08/07/24** List Price: **\$679,900**  
 Status: **Active** County: **Calgary** Change: **-\$20k, 11-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2004**  
Lot Information  
 Lot Sz Ar: **4,144 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,602**  
 Low Sqft:  
 Ttl Sqft: **1,602**

DOM

**136**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Few Trees,Flag Lot,Lawn,Street Lighting,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Fire Pit**

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

Kitchen Appl: **ENERGY STAR Qualified Refrigerator,Garage Control(s),Gas Range,Microwave,Range Hood,Window Coverings**  
 Int Feat: **Bookcases,Ceiling Fan(s),Central Vacuum,Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Skylight(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`2" x 14`11"
4pc Bathroom	Main	11`5" x 10`2"
Kitchen	Main	9`5" x 13`10"
Dining Room	Main	10`1" x 10`6"
Bedroom - Primary	Second	13`0" x 15`5"
Laundry	Basement	5`10" x 14`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	12`6" x 10`5"
Bedroom	Main	11`5" x 10`2"
Pantry	Main	3`11" x 4`0"
Living Room	Main	14`6" x 14`11"
4pc Ensuite bath	Second	8`8" x 7`9"
Walk-In Closet	Second	8`8" x 6`8"

Family Room

Basement

30`2" x 23`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0410786**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**Welcome to an WALKOUT house that will SURPRISE you with its layout: must be on the SHOWING list.. This CUL -DE-SAC this home has 12-16Ft vaulted ceilings on 2 levels... your MASTER bedroom has ITS OWN LEVEL, complete with an ensuite bath & closet-all above the INSULATED LARGE(25x20) 2 CAR ATTACHED GARAGE that will fit most oversized TRUCKS! What a LARGE entrance into an expansive layout completed by 2 main floor bedrooms sharing a full bath! The kitchen has a great layout with a skylight and a GAS stove and very well designed. The LARGE living room is anchored by a gas FIREPLACE that could warm your place (it has a fan!) and is facing the SOUTH BACKYARD. Enjoy your SUNNY deck and the gas connection to your BBQ. The basement? Over 1000 sq ft WALKOUT and 9 ft ceilings... very open and ready for your ideas- could become a nice MOTHER IN LAW suite. The ORIGINAL owner has asked NuVista homes to add LARGE WINDOWS & a cold room! Bridlewood has a K-9 Catholic School, a K-6 Public School, Glenmore Christian Academy (K-12) and shopping close by. Playground, pathways complete this family friendly community! Short bus ride or drive to the C-train & YMCA and many many shops. Also fairly quick access to Stoney and short driving to Costco. This home is READY FOR NEW owners. WELCOME HOME!**

Inclusions:  
Property Listed By:

**TV WALL BRACKET**  
**MaxWell Canyon Creek**

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









