

261 BRIDLERIDGE View, Calgary T2Y 0E6

MLS®#: **A2156825** Area: **Bridlewood** Listing Date: **08/13/24** List Price: **\$749,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **4,294 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,912**
 Low Sqft:
 Ttl Sqft: **1,912**

DOM

36
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Few Trees,Gazebo**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**
 Construction: **Vinyl Siding**
 Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	13`9" x 12`1"	Bedroom	Upper	10`11" x 9`7"
Bedroom	Upper	12`4" x 9`7"	Bedroom	Upper	12`11" x 12`2"
Bedroom	Basement	11`2" x 9`0"	4pc Ensuite bath	Upper	10`11" x 10`4"
4pc Bathroom	Upper	11`11" x 5`2"	4pc Bathroom	Basement	9`4" x 4`10"
2pc Bathroom	Main	6`1" x 55`3"	Dining Room	Main	10`5" x 8`9"
Living Room	Main	13`4" x 9`5"	Family Room	Main	16`0" x 12`6"
Kitchen	Main	14`3" x 10`5"			

Title:		Zoning:	
Fee Simple		R1-N	
Legal Desc:	0711940		

Remarks

Pub Rmks: **Welcome to 261 Bridleridge View SW, an impeccably renovated/ Never Lived detached house in the heart of Calgary's sought-after Bridlewood community. This stunning home offers 5 spacious bedrooms and 3.5 bathrooms, perfect for families looking for comfort and convenience. The fully finished basement adds extra living space with a cozy bedroom and a full washroom, ideal for guests or extended family. Situated in a prime location, this property is just a stone's throw away from local schools, making morning drop-offs a breeze. Children will love the nearby playground, offering a safe and fun space to play. For those who rely on public transportation, you'll appreciate the convenience of a bus stop right behind the house, ensuring easy access to the entire city. The house itself has been thoughtfully updated with modern finishes, creating a warm and inviting atmosphere. The Carpet throughout the house is Brand New. The open-concept main floor is perfect for entertaining, with a spacious living room, dining area, and a kitchen that boasts high-end appliances and ample storage. Upstairs, the master suite is a true retreat, featuring a walk-in closet and a luxurious ensuite bathroom. Whether you're relaxing in the beautifully landscaped backyard or exploring the vibrant neighborhood, 261 Bridleridge View SW offers the perfect blend of comfort, style, and convenience. Don't miss your chance to make this exceptional property your new home!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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