



THE
A-TEAM

**RE/MAX
FIRST**

46 BRIDLERIDGE Green, Calgary T2Y0E4

MLS® #: **A2157692** Area: **Bridlewood** Listing Date: **08/14/24** List Price: **\$665,000**
 Status: **Active** County: **Calgary** Change: **-\$35k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **3,487 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,843**
 Low Sqft:
 Ttl Sqft: **1,843**

DOM

35
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **High Ceilings,No Animal Home,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`4" x 9`11"	Dining Room	Main	10`11" x 8`2"
Living Room	Main	18`2" x 12`4"	2pc Bathroom	Main	5`8" x 4`11"
Bonus Room	Upper	17`11" x 11`7"	Laundry	Main	6`7" x 5`8"
Balcony	Main	11`11" x 11`6"	Bedroom - Primary	Upper	12`11" x 12`11"
Bedroom	Upper	10`2" x 9`9"	Bedroom	Upper	9`4" x 8`11"
4pc Bathroom	Upper	8`7" x 4`11"	5pc Ensuite bath	Upper	9`9" x 8`4"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0613378**

Zoning: **R-1N**

Remarks

Pub Rmks: **Welcome to your stunning house located in the family-friendly community of Bridlewood. This 3 bed 2.5 bath house is very functional with it's spacious, open concept living room and kitchen area. The home is adorned with hardwood flooring throughout and equipped with sleek, top of the line appliances and a new stove. The master bathroom boasts dual sinks, a stand-alone shower, a soaker tub, a private bathroom, and ample cabinetry to keep the space organized. East facing patio and backyard allow an abundance of natural light into the house. Backyard has non-obstructive view of the green field, walking distance to the school. Conveniently located close to parks, Bridlewood Elementary School, Sobeys, Tim Hortons, Shoppers Drug Mart and so much more!**

Inclusions: **n/a**
 Property Listed By: **Unison Realty Group Ltd.**

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