



138 BRIDLERIDGE Circle, Calgary T2Y3C8

MLS®#: **A2159683** Area: **Bridlewood** Listing Date: **08/22/24** List Price: **\$554,900**
 Status: **Active** County: **Calgary** Change: **-\$25k, 17-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2007** Abv Sqft: **1,026**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,144 sqft** Ttl Sqft: **1,026**
 Lot Shape:

DOM

28
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,No Neighbours Behind,Landscaped**
 Park Feat: **Alley Access,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Laminate,Tile,Vinyl Plank**
 Sewer: **Private Yard** Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Disposal,Electric Stove,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Refrigerator,Garage Control(s),Range Hood,Washer/Dryer,Window Coverings**
 Int Feat: **Laminate Counters,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	133`9" x 13`0"	2pc Bathroom	Main	5`3" x 4`0"
Kitchen	Main	8`7" x 8`8"	Dining Room	Main	8`5" x 10`7"
Bedroom - Primary	Second	12`0" x 10`1"	Bedroom	Second	7`10" x 9`6"
Bedroom	Second	8`7" x 9`3"	Game Room	Basement	15`10" x 14`3"
4pc Bathroom	Second	7`2" x 4`10"	3pc Bathroom	Basement	6`1" x 6`2"
Storage	Basement	15`10" x 5`9"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0212196

Remarks

Pub Rmks:

HUGE GARAGE ... RV PARKING ... PRIME LOCATION ... This home is very well maintained and features a spacious living room with hardwood floors leading to the kitchen and dining area. The kitchen features 4-year-old appliances, newer furnace (2021), newer hot-water tank (2023), plenty of cupboard space, a window over the sink overlooking the back yard and a newly renovated half bath on the main floor. The door from the kitchen leads out to a large south-facing backyard that has a 24 X 30 garage with 220 wiring, gas and an oversize door that will fit a truck. This large lot has RV parking, is fully fenced & newly landscaped . Upstairs you will find 3 bedrooms including a good-sized master bedroom with walk-in closet and a 4-piece bath. The basement is fully finished and newly renovated with vinyl plank floors, one bedroom, one bathroom and a sitting area. The carpet has not been replaced but the flooring material that matches the basement is there for installation. Prime location close to all amenities, shopping, schools, FishCreek Park, public transportation a Stoney Trail, public library and recreation facilities is a must see for the first time buyer or investor.

Inclusions:
Property Listed By:

none
KIC Realty

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







