



THE
A-TEAM

**RE/MAX
FIRST**

142 BRIDLERIDGE Circle, Calgary T2Y 4C8

MLS®#: **A2160287**

Area: **Bridlewood**

Listing Date: **08/28/24**

List Price: **\$589,999**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2002**
Lot Information
Lot Sz Ar: **3,821 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,325**
Low Sqft:
Ttl Sqft: **1,325**

DOM

22
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:
Lot Feat: **Level**
Park Feat: **Double Garage Detached**

Parking
Ttl Park: **3**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Garburator,Gas Water Heater,Refrigerator,Washer/Dryer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`6" x 8`10"
Living Room	Main	16`8" x 13`6"
Living Room	Basement	14`5" x 12`4"
4pc Bathroom	Second	9`6" x 5`7"
Laundry	Basement	6`11" x 5`0"
Bedroom	Second	11`7" x 10`3"

Room	Level	Dimensions
Dining Room	Main	10`7" x 9`9"
Game Room	Basement	11`2" x 9`11"
2pc Bathroom	Main	6`4" x 2`10"
3pc Bathroom	Basement	7`1" x 4`7"
Bedroom - Primary	Second	18`7" x 10`9"
Bedroom	Second	9`7" x 9`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0212196

Zoning:
R-1N

Remarks

Pub Rmks:

A meticulously well cared and fully finished, updated 3 bedroom, 2.5 bathroom, 2 Storey home. A very functional main floor Plan including a large, sunny living room, 1/2 bath, beautiful kitchen with an abundance of cupboards, counter space, island, and dining space. Upstairs features a huge master with tons of closet space. Cheater door to a 4 pc bathroom an two other spacious bedrooms complete the space. Fully finished basement has a 4 pc bathroom, family room, office and large laundry room area. You are going to love to entertain on the deck off the kitchen door, fenced back yard and oversized insulated Double Garage. Conveniently located close to all amenities, shopping, parks, schools & public transit and C-train. Home shows very well and has great value. Call today!

Inclusions:

N/A

Property Listed By:

TREC The Real Estate Company

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







