



THE
A-TEAM

**RE/MAX
FIRST**

121 BRIDLERANGE Circle, Calgary T2Y 5H7

MLS®#: **A2160601** Area: **Bridlewood** Listing Date: **08/29/24** List Price: **\$729,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 09-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2006** Abv Sqft: **2,280**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,413 sqft** Ttl Sqft: **2,280**
 Lot Shape:

DOM

21
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Vaulted Ceiling(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`11" x 9`3"	Living Room	Main	18`3" x 15`0"
Kitchen	Main	13`3" x 10`8"	Den	Main	0`11" x 1`0"
Laundry	Main	8`3" x 8`3"	2pc Bathroom	Main	
Bedroom - Primary	Second	14`0" x 12`10"	Bedroom	Second	11`8" x 9`0"
Bedroom	Second	11`3" x 9`0"	Bonus Room	Second	16`5" x 12`10"
5pc Ensuite bath	Second		4pc Bathroom	Second	
Exercise Room	Lower	20`0" x 10`7"	Game Room	Lower	18`11" x 11`11"

Bedroom **Lower** **12`5" x 10`11"** **3pc Bathroom** **Lower**
Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
Legal Desc: **0512405**

Remarks

Pub Rmks: ****OPEN HOUSE ON September 14th BETWEEN 12:00 PM & 2:30PM**This immaculately well-kept 2-story air-conditioned home in a quiet location with over 3200 sq ft of developed space will not disappoint. The front entrance leads you to an open concept main floor featuring 9ft ceilings, a large Den/Formal dining room, a family room with a cozy gas fireplace, a dining area and a kitchen with ample counter space as well as a center island/eating bar and a walk in pantry. The upper floor consists of the ever-popular Bonus room with vaulted ceilings and a dedicated office/desk area, a spacious Primary Bedroom enjoying the benefits of a walk in closet and a 5 piece ensuite with 2 sinks and a deep soaker tub, 2 other good sized bedrooms and a 4 piece bath. The fully developed basement has a large 4th bedroom, a 3-piece bath and a rec room/gym and games room area to be utilized as you see fit. The yard is fully fenced and landscaped with a sizable deck, a patio for the BBQ and last but not least a hot tub. The roof and siding were replaced in 2022. Quick access to 3 schools, Stoney & Macleod trails, shopping and a short distance to Fish Creek Park with all of its walking & cycling trails. A true Gem for sure!**

Inclusions: **Hot Tub**
Property Listed By: **Charles**

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











