



THE
A-TEAM

**RE/MAX
FIRST**

64 BRIDLEWOOD Garden, Calgary T2Y 3X6

MLS®#: **A2161017** Area: **Bridlewood** Listing Date: **08/27/24** List Price: **\$619,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **4,132 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,City Lot,Few Trees,Lawn,Landscaped,Private**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,469**
 Low Sqft:
 Ttl Sqft: **1,469**

DOM

23
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **Garden,Private Entrance,Private Yard,Storage** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Central Vacuum,Jetted Tub,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`4" x 5`1"	2pc Bathroom	Main	4`5" x 5`4"
Living Room	Main	12`0" x 15`7"	Kitchen	Main	12`10" x 8`8"
Pantry	Main	4`1" x 8`2"	Dining Room	Main	12`10" x 8`1"
Mud Room	Main	8`10" x 7`7"	Bedroom	Upper	8`7" x 9`8"
Bedroom	Upper	9`2" x 10`5"	4pc Bathroom	Upper	9`1" x 5`0"
Bedroom - Primary	Upper	11`4" x 14`7"	4pc Ensuite bath	Upper	8`4" x 8`3"
Walk-In Closet	Upper	4`6" x 8`3"	Furnace/Utility Room	Basement	12`1" x 12`7"

Game Room

Basement

8`0" x 25`9"

Family Room

Basement

15`10" x 13`2"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-1N

9910831

Remarks

Pub Rmks:

Welcome to this BEAUTIFULLY updated home which is located just a steps away from schools, parks & paths in the highly desired community of Bridlewood. This move in ready property is on a great lot with an amazing yard with a 15 ft round pool which is perfect for hot summer days. From the moment you arrive you will appreciate the attention to detail. This immaculate home also comes with a high-end above ground swimming pool (Trevi Model) offering year round usage with new pool liner, plumbing , skimmer console and hoses and a deluxe Hayward natural gas Heater . Plenty of yard space for other activities.The main floor is open, bright and full of natural warmth and light. Entertain your friends and family in your beautiful crisp white kitchen with stainless-steel appliances, walk through pantry, and center island with breakfast bar. Patio doors off the kitchen & dining area with access and views to the outdoor living space for all your summer BBQ's. The spacious Family room with a corner gas fireplace room, laundry and half bath complete the main floor.This level hosts 3 bright and welcoming bedrooms, including the primary bedroom with walk in closet and an ensuite featuring both a JETTED bath tub and a stand-up shower. The additional full bathroom complements the upstairs, ensuring comfort for the entire family. Head downstairs to the finished basement, a versatile area that accommodates storage and a HUGE REC ROOM for hobbies or a home gym.The location is unparalleled, with easy access to James Mckevitt Road SW and Stoney Trail, placing shopping, dining, and entertainment just minutes away. A place where every day is an opportunity to create lasting family memories, surrounded by the beauty and convenience of Bridlewood. Welcome to your new home. Check out the Virtual link for more information.

Inclusions:

NA

Property Listed By:

Real Broker

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