



THE
A-TEAM

**RE/MAX
FIRST**

11 BRIDLECREST Road, Calgary T2Y 5J1

MLS®#: **A2164348** Area: **Bridlewood** Listing **09/11/24** List Price: **\$587,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **3,035 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,336**
 Low Sqft:
 Ttl Sqft: **1,336**

DOM
8
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Yard,Front Yard,Landscaped,Zero Lot Line**
 Park Feat: **220 Volt Wiring,Double Garage Detached,Garage Faces Rear,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Oven,Gas Range,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`4" x 5`6"	Kitchen	Main	14`3" x 11`6"
Living Room	Main	14`5" x 14`0"	Dining Room	Main	12`1" x 7`4"
Bedroom - Primary	Second	12`7" x 11`7"	Bedroom	Second	10`0" x 9`3"
Bedroom	Second	10`3" x 9`3"	Family Room	Lower	12`0" x 12`0"
Bedroom	Lower	10`9" x 10`8"	Living Room	Lower	11`8" x 6`8"
2pc Bathroom	Main	6`1" x 4`9"	4pc Ensuite bath	Second	7`9" x 6`0"
4pc Bathroom	Second	8`3" x 5`0"	4pc Bathroom	Lower	7`2" x 5`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0512873

Remarks

Pub Rmks: **Stunning Farm house style 2 storey, starting front front door screen and mailbox, Over 1,903 sq.ft . of developed living space. Barn wood laminate flooring throughout main and upper level hallway. Large living room with loads of natural light, Great kitchen w/eat up island, pantry, decorative farm house style shelving, 4 burner gas stove top w/gas oven, built in dishwasher + fridge. Room for a large table, patio door to extensive deck and gas for the BBQ, step down to firepit and oversized- 24 x 24 double detached garage, with 220 vlt and natural gas heater . Barn wood door to downstairs finished lower level with 4pc bath and large 4th bedroom, Super cute under the stairs children's castle (play area). Laundry area w/washer , dryer and utility room. Northern water carbon system,(filter takes out all contaminants including forever chemicals and does not require changing of filters. Leasing for \$52.35/month which the buyer can take over should they choose. Upper level also has wood style laminate in all 3 bedrooms, Primary bedroom has 4pc ensuite bath, new closet doors have been ordered. Landscaped sunny West yard, fully fenced. Close to schools, shopping, churches and the New Stoney Trail ring road to get around the City. Great Value and Opportunity!!**

Inclusions: n/a
Property Listed By: **Royal LePage Benchmark**

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











