



THE
A-TEAM

**RE/MAX
FIRST**

472 BRIDLEMEADOWS Common, Calgary T2Y 5C3

MLS®#: **A2165276** Area: **Bridlewood** Listing Date: **09/12/24** List Price: **\$724,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2005** Abv Sqft: **1,879**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,284 sqft** Ttl Sqft: **1,879**
 Lot Shape:

DOM

7
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas**
 Sewer: Flooring: **Carpet,Ceramic Tile**
 Ext Feat: **Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	8`3" x 3`4"	Dining Room	Main	13`3" x 7`0"
Foyer	Main	9`6" x 7`5"	Kitchen	Main	13`3" x 13`10"
Living Room	Main	13`8" x 14`3"	Family Room	Second	17`0" x 14`3"
4pc Bathroom	Third	8`7" x 4`11"	4pc Ensuite bath	Third	10`4" x 10`9"
Bedroom	Third	13`4" x 9`1"	Bedroom	Third	10`11" x 9`10"
Bedroom - Primary	Third	13`3" x 18`6"	4pc Bathroom	Basement	7`11" x 5`1"
Bedroom	Basement	12`2" x 10`2"	Bedroom	Basement	12`4" x 13`8"

Furnace/Utility Room

Basement

6`0" x 12`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0512144

Zoning:

R-1N

Remarks

Pub Rmks:

OPEN HOUSE SATURDAY, SEPT. 14TH NOON TO 3 PM. Welcome to 472 Bridlemeadows Common, a spacious and inviting 2-storey home nestled in a quiet cul-de-sac in Bridlewood. This meticulously maintained residence features 5 bedrooms and 3.5 bathrooms, offering ample space for family living. Step inside to find a cozy gas fireplace in the main living area, complemented by large windows that flood the space with natural light. The kitchen boasts a raised eating bar, perfect for casual meals and entertaining. Upstairs, you'll discover a massive bonus room—ideal for movie nights or simply unwinding after a long day. The primary bedroom is generously sized, easily accommodating a king bedroom set with room to spare. The luxurious ensuite includes a skylight, a large soaker tub, a separate walk-in shower, and a water closet. Recently updated, the home features new gutters and siding (2022), an overhead door (2021), and a roof (2021). Additionally, six glass panes have been recently replaced to ensure a fresh and bright living environment. Bridlewood is a family-friendly community with schools for all ages, convenient access to transit, shopping, and major thoroughfares. Enjoy the nearby greenspaces, pathways for walking, jogging, or biking, and a short drive to the community recreation center for skating, swimming, and gym activities. Costco is also just a short drive away, making shopping a breeze. This home combines comfort, convenience, and a serene setting, making it the perfect place to call home.

Inclusions:

Property Listed By:

Freezer in Basement

Royal LePage Mission Real Estate

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











