



THE
A-TEAM

**RE/MAX
FIRST**

184 BRIDLEWOOD Road, Calgary T2Y 3X4

MLS®#: **A2166263**

Area: **Bridlewood**

Listing Date: **09/18/24**

List Price: **\$615,000**

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: **3,692 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,473**
Low Sqft:
Ttl Sqft: **1,473**

DOM

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

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	2`11" x 6`11"
Dining Room	Main	10`6" x 8`2"
Laundry	Main	2`10" x 5`6"
Bedroom	Second	10`2" x 8`6"
Bedroom - Primary	Second	12`5" x 12`6"
Bedroom	Second	10`11" x 9`5"
4pc Bathroom	Basement	5`0" x 7`7"

Room	Level	Dimensions
Living Room	Main	12`5" x 15`9"
Kitchen	Main	10`6" x 14`2"
Mud Room	Main	8`11" x 5`6"
4pc Bathroom	Second	9`6" x 7`5"
4pc Ensuite bath	Second	10`2" x 4`11"
Furnace/Utility Room	Basement	12`3" x 5`1"
Bedroom	Basement	10`1" x 11`6"

Bedroom	Basement	9`0" x 11`2"	Den Legal/Tax/Financial	Basement	7`11" x 14`3"
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Title: Fee Simple	Zoning: R-1N
Legal Desc:	9910831

Remarks

Pub Rmks: **Perfect Family Home with Space to Grow! This spacious 5-bedroom, 4-bathroom home is perfect for a young family! With over 2,000 ft² of developed living space, there's plenty of room for everyone. Step into the welcoming foyer, where you can easily access the cozy living room or the practical mudroom—perfect for busy mornings! The eat-in kitchen features a large pantry with direct access from the garage making grocery shopping a breeze. The living room is designed for family comfort, complete with plush carpeting and a cozy gas fireplace. A convenient 2-piece powder room, 2 closets, and an attached double garage round out the main floor. Upstairs, you'll find three spacious bedrooms, including a primary suite with a walk-in closet, a 4-piece ensuite, and another 4-piece bathroom completing this level. The finished basement offers two more bedrooms, a den (perfect for a playroom or home office), a 4-piece bath, and storage. This home is full of upgrades with a newer furnace (2023), central A/C (2023), stove (2024), washer/dryer (2023), water heater (2017), carpet/lino (2022), and central vac (no attachments, as-is, never been used.) Located just a 5 minute walk to Bridlewood Elementary and Monsignor J.J O'Brien Catholic schools, parks, shops, and with quick access to Stoney Trail, it's the perfect spot for an active family. Don't miss out on this move-in ready gem!**

Inclusions:
Property Listed By: **N/A**
Century 21 Bamber Realty LTD.

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











