



THE
A-TEAM

**RE/MAX
FIRST**

408 BRIDLEMEADOWS Common, Calgary T2Y5C3

MLS®#: **A2166447** Area: **Bridlewood** Listing Date: **09/17/24** List Price: **\$679,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **4,144 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,800**
 Low Sqft:
 Ttl Sqft: **1,800**

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

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

Access:
 Lot Feat: **Back Yard,Dog Run Fenced In,Garden,Landscaped,Private,Rectangular Lot,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Dog Run,Garden,Private Yard**
 Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features,Kitchen Island,No Smoking Home,See Remarks,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`0" x 11`6"	Dining Room	Main	12`0" x 8`8"
Living Room	Main	16`0" x 11`0"	Family Room	Basement	22`9" x 11`1"
Bonus Room	Upper	15`6" x 14`11"	Bedroom - Primary	Upper	12`0" x 11`5"
Bedroom	Upper	11`6" x 11`0"	Bedroom	Upper	11`4" x 10`8"
Bedroom	Basement	15`6" x 10`4"	2pc Bathroom	Main	6`7" x 4`5"
4pc Bathroom	Basement	10`4" x 7`1"	4pc Bathroom	Upper	8`0" x 4`11"
4pc Ensuite bath	Upper	8`5" x 7`7"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0512144

Remarks

Pub Rmks: **Welcome to 408 Bridlemeadows! Located in the highly desired community of Bridlewood on a quiet cul-de-sac this family home is walking distance to three schools, grocery & retail stores, bike paths and parks. This meticulously cared-for property is situated on a wonderful lot with an amazing south facing yard, AC for those hot summer days and offers over 2,500sqft. of developed space. The main floor boasts an open layout featuring a front living room with a gas fireplace, a spacious kitchen and island, large pantry, a formal dining area, and main floor laundry room. Upstairs, you'll find 3 large bedrooms, including the primary bedroom with a 4-piece ensuite and walk-in closet, two additional bedrooms, and a 4-piece bath. The basement is fully finished boasting a 4th bedroom, 3-piece bathroom and a rec-room, the large utility room provides ample storage space. Don't miss out on this incredible opportunity to own a spacious, well maintained home with so many desirable features!**

Inclusions: **N/A**
Property Listed By: **Diamond Realty & Associates LTD.**

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









