



THE
A-TEAM

**RE/MAX
FIRST**

8 BRIDLERIDGE Lane, Calgary T2Y 0E3

MLS®#: **A2171715**

Area: **Bridlewood**

Listing Date: **10/09/24**

List Price: **\$679,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 15-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Finished Floor Area

Abv Sqft: **1,627**
Low Sqft:
Ttl Sqft: **1,627**

Lot Information

Lot Sz Ar: **3,788 sqft**
Lot Shape:

DOM

43
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dryer,Electric Oven,Microwave Hood Fan,Washer,Water Softener**
Int Feat: **Granite Counters,High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`3" x 13`7"
Dining Room	Main	9`7" x 7`10"
Family Room	Basement	33`7" x 19`11"
Furnace/Utility Room	Basement	13`8" x 11`1"
Storage	Basement	8`0" x 6`9"
Bedroom	Upper	11`1" x 9`1"
4pc Ensuite bath	Upper	9`0" x 8`3"

Room	Level	Dimensions
Kitchen	Main	10`5" x 9`7"
Family Room	Main	16`5" x 13`5"
Laundry	Main	6`8" x 6`2"
Foyer	Main	14`2" x 11`1"
Bedroom - Primary	Upper	15`11" x 11`9"
Bedroom	Upper	12`1" x 8`7"
4pc Bathroom	Upper	8`4" x 6`10"

2pc Bathroom

Main

7'6" x 3'2"

4pc Bathroom
Legal/Tax/Financial

Basement

8'6" x 5'0"

Title:
Fee Simple
Legal Desc:

0613378

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this beautifully maintained 3-bedroom home, offering 2,461 sq. ft. of finished living space in the family-friendly community of Bridlewood. This property combines modern finishes with thoughtful upgrades, making it ideal for those seeking both comfort and convenience. The main floor features stunning engineered hardwood flooring, creating a warm and inviting atmosphere. Upstairs, you'll find 3 spacious bedrooms, while the fully finished basement provides additional living space, perfect for recreation or relaxation. The kitchen is a true chef's delight, equipped with sleek quartz countertops, stainless steel appliances, and abundant storage. Designed for year-round comfort, the home includes centralized air conditioning and a water softener system. For added durability, the roof is fitted with hail-resistant shingles. The double attached garage provides both convenience and ample storage space. Located just minutes from schools, public transportation, grocery stores, banks, restaurants, coffee shops, and other amenities, this home offers the perfect balance of modern living and easy access to everything you need.**

Inclusions: **none**
Property Listed By: **MaxWell Canyon Creek**

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











