



THE
A-TEAM

**RE/MAX
FIRST**

105 BRIDLEGLN Road, Calgary T2Y3W8

MLS® #: **A2172600**

Area: **Bridlewood**

Listing Date: **10/19/24**

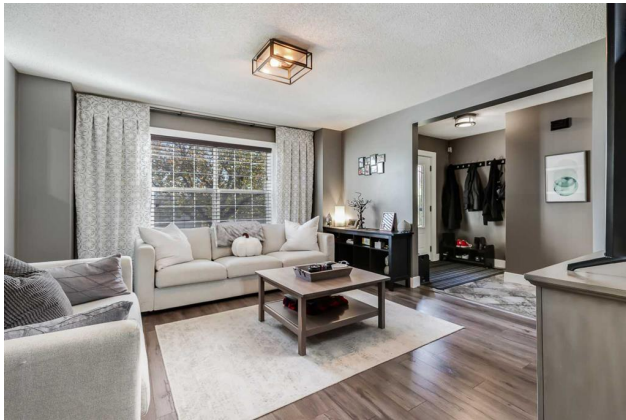
List Price: **\$599,900**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 31-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**

Finished Floor Area

Abv Sqft: **1,313**

Low Sqft:

Ttl Sqft: **1,313**

Lot Information

Lot Sz Ar: **3,250 sqft**

Lot Shape:

DOM

33

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Street Lighting,Rectangular Lot,See Remarks
Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Cement Fiber Board,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

See Remarks

Utilities:

Room Information

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

Room	Level	Dimensions
Living Room	Main	14`9" x 13`6"
Laundry	Lower	6`10" x 5`7"
Bedroom - Primary	Second	10`9" x 10`9"
Bedroom	Second	11`2" x 8`6"
2pc Bathroom	Main	6`4" x 2`8"
3pc Bathroom	Lower	7`1" x 5`8"

Title: **Fee Simple** Zoning: **R-G**
Legal Desc: **9910831**

Remarks

Pub Rmks: **This completely renovated home, thoughtfully upgraded by its original owners, offers modern comfort and style. The exterior features new Hardie board siding and updated rear windows. You'll also benefit from new mechanical systems, including a hot water tank, furnace, and central AC—perfect for year-round comfort. Nestled on a beautifully landscaped lot with mature trees and bushes, this property offers a tranquil, private setting. Its prime location is ideal, with a park and recreation field right across the street, and easy walking access to both Catholic and Public schools, public transit, and shopping. As you enter, you're greeted by laminate and tile flooring throughout. Upgraded screen doors at the front and back allow for wonderful airflow. The spacious family room and kitchen make entertaining a breeze. The kitchen features new stainless steel appliances, a fridge with a water and ice dispenser, a lower-drawer freezer, and a well-designed pantry with a coffee bar. With plenty of wooden cabinetry, there's more than enough storage for everything you need. And of course a half bath as well. Heading upstairs, you'll find the primary and two other bedrooms and an oversized linen closet. The bathroom is fully tiled, with a large walk-in shower and rainfall shower head. The primary bedroom is a true retreat, complete with a walk-in closet and a spa-inspired en suite. This luxurious bathroom features an oversized curbless shower, an extra-large freestanding tub with a cozy wall fireplace, and heated tile floors. The open stairwell down leads to a bright family room, an additional large bedroom with two oversized windows, laundry room and storage. The basement bathroom continues the home's luxurious style, with another large, tiled walk-in shower and rainfall shower head. There's even a secret "Harry Potter" room under the stairs! This home is move-in ready and offers exceptional value in a family-friendly neighbourhood. Contact me today to make this dream home yours!**

Inclusions: **Stand up freezer**
Property Listed By: **RE/MAX iRealty Innovations**

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



