



THE
A-TEAM

**RE/MAX
FIRST**

72 BRIDLERIDGE Court, Calgary T2Y 4M5

MLS®#: **A2173803** Area: **Bridlewood** Listing Date: **10/18/24** List Price: **\$629,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **4,994 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,672**
 Low Sqft:
 Ttl Sqft: **1,672**

DOM

11
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Landscaped,Pie Shaped Lot,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`1" x 11`9"
Dining Room	Main	10`10" x 8`2"
Office	Main	12`3" x 11`4"
4pc Ensuite bath	Upper	10`10" x 5`7"
Bedroom	Upper	10`7" x 9`0"
4pc Bathroom	Upper	8`5" x 4`11"
Bonus Room	Upper	12`7" x 11`11"

Room	Level	Dimensions
Kitchen	Main	10`5" x 7`7"
2pc Bathroom	Main	4`8" x 4`5"
Bedroom - Primary	Upper	14`0" x 11`5"
Walk-In Closet	Upper	7`7" x 6`0"
Bedroom	Upper	10`7" x 8`10"
Laundry	Upper	5`4" x 4`8"

Title:
Fee Simple
Legal Desc:

0311158

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this UPDATED 2-storey family home, nestled in a massive pie-shaped lot on a quiet cul-de-sac in the sought-after community of Bridlewood. Just minutes from schools [Bridlewood School (K-6), Samuel W. Shaw School (5-9), Glenmore Christian Academy(K-9)]. This charming property offers 3 beds, 2.5 baths, and lots of modern upgrades. As you walk in, you are greeted by an open floor plan, freshly painted throughout, updated light fixtures and brand new, luxurious vinyl plank flooring that flows throughout the main level. The convenient office area, ideal for work from home, welcomes you upon entry. The bright and cozy living room features a gas fireplace and big windows with views of the beautiful yard. The kitchen boasts maple cupboards and ample counter space. The bright dining area is ideal for meals, with a door providing access and views to the outdoor living space. The enormous backyard is a private oasis designed for outdoor enjoyment, featuring a new 3-tier deck. It's perfect for summer barbecues and includes a hot tub, cozy fire pit area, and beautiful solarium that adds extra space for relaxing or entertaining. The pergola and newly laid grass create a serene setting. It also has a room for dog run, a tool shed and more storage space. Back inside, heading upstairs, you will find a large bonus room with huge windows. The master suite is a true retreat with a 4pc ensuite and a walk-in closet, while the 2nd and 3rd bedrooms are bright and spacious, complemented by a 4pc bath and a laundry room that complete this level. The large, unfinished basement with 2 big windows offers endless possibilities for future development. With a low-maintenance front yard and hot water on demand, new shingles (2023), this home is as practical as it is beautiful. Situated close to schools, Fish Creek Park, playgrounds, transit, shopping, dining, walking trails and Spruce Meadows. Additionally, it offers easy access to Stoney Trail and Costco. Don't miss the opportunity to make this exceptional property your own!**

Inclusions: **Tool Shed (backyard), Hot Tub (backyard), Pergola, Solarium**
Property Listed By: **2% Realty**

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











