



THE
A-TEAM

**RE/MAX
FIRST**

129 BRIDLERIDGE Way, Calgary T2Y 4K8

MLS®#: **A2174035**

Area: **Bridlewood**

Listing Date: **01/11/25**

List Price: **\$630,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2002**

Lot Information

Lot Sz Ar: **6,135 sqft**
Lot Shape:

Access:

Lot Feat: **Corner Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,361**
Low Sqft:
Ttl Sqft: **1,361**

DOM

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

Parking

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

Utilities and Features

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

Construction: **Mixed**
Flooring: **Carpet, Other, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Oven, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	2`10" x 6`10"
Foyer	Main	11`4" x 15`8"
Laundry	Main	8`5" x 7`4"
4pc Bathroom	Second	9`4" x 7`4"
Bedroom	Second	11`11" x 8`5"
Bedroom - Primary	Second	12`5" x 12`10"
Other	Basement	22`2" x 27`4"

Room	Level	Dimensions
Dining Room	Main	8`11" x 8`9"
Kitchen	Main	13`11" x 19`5"
Living Room	Main	16`1" x 16`7"
4pc Ensuite bath	Second	10`0" x 4`9"
Bedroom	Second	11`0" x 9`8"
Storage	Basement	11`0" x 8`8"
Furnace/Utility Room	Basement	12`5" x 7`1"

Title:
Fee Simple
Legal Desc:

0210776

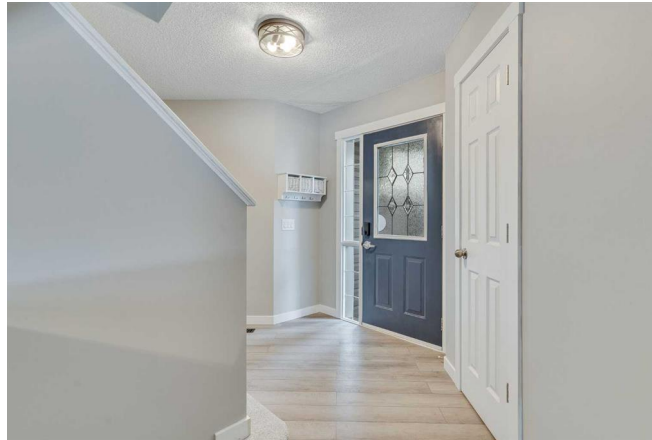
Zoning:
DC

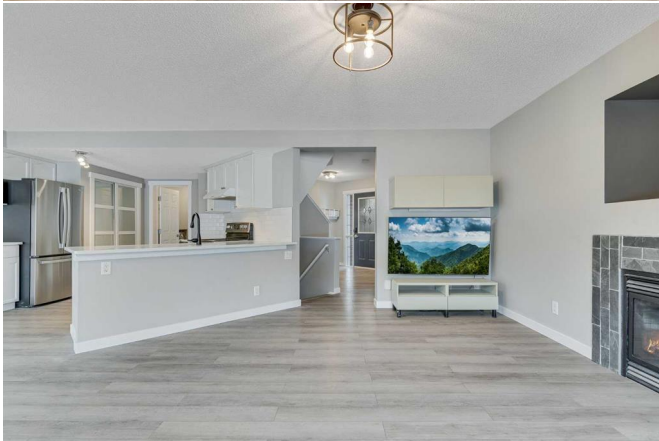
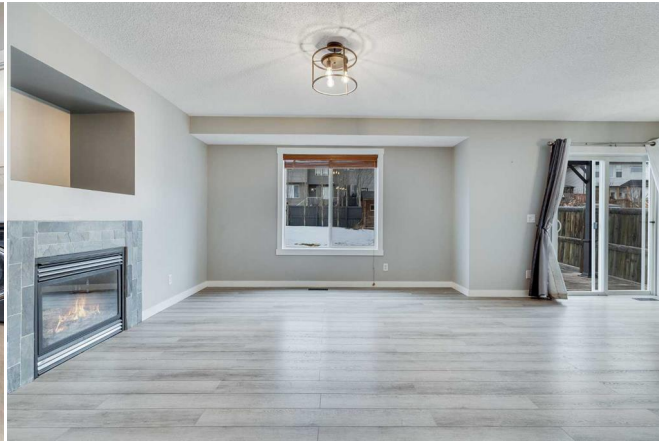
Remarks

Pub Rmks: **Welcome to 129 Bridleridge Way SW, a beautifully updated 3-bedroom, 2.5-bathroom home situated on a large corner lot in the sought-after community of Bridlewood. With its move-in ready condition, this home has been thoughtfully updated so you won't have to worry about renovations or updates—just unpack and start enjoying your new space. With plenty of windows throughout, this home is bathed in natural light all day long, creating a warm and inviting atmosphere. Inside, you'll find 1,361 square feet of stylish living space featuring new paint, baseboards, flooring, lighting, and appliances. The open-concept main floor is perfect for daily living & entertaining, offering a seamless flow and convenient design. You will especially love the modern kitchen and west facing windows and easy access to your huge back yard and your main floor laundry. Upstairs, you will find the primary bedroom with it's private ensuite along with 2 additional bedrooms and the Jack & Jill bathroom connecting two. Additional storage and ample windows provide a great retreat in the home. The basement has been left untouched and awaits your own personal touch. Outside, your west-facing backyard offers the perfect place to unwind, host barbecues, and enjoy all those sunny Calgary days. The generous corner lot adds extra space, making it ideal for outdoor living. Located in the vibrant, family-friendly community of Bridlewood, you'll love the close proximity to parks, schools, shopping, dining, and easy access to major roadways. This is a home where convenience, style, and comfort come together. If you're looking for a home that's ready for you to move in and start your next chapter, this is it. Schedule your private showing today and experience the charm and quality of 129 Bridleridge Way SW!**

Inclusions: **TV, TV Wall Mounts, Shed, Cabinets in the Garage**
Property Listed By: **eXp Realty**

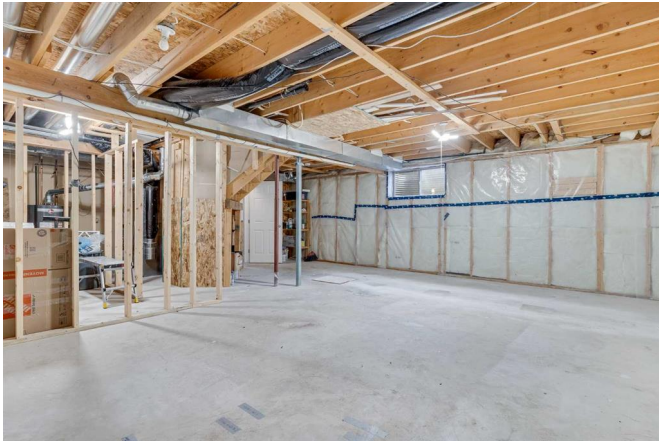
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













129 Bridleidge Way SW, Calgary, AB

Main Building, Total Exterior Area Above Grade 149116 sq ft

