



THE
A-TEAM

**RE/MAX
FIRST**

257 BRIDLEMEADOWS Common, Calgary T2Y 4V4

MLS®#: **A2177371**

Area: **Bridlewood**

Listing Date: **11/04/24**

List Price: **\$689,000**

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: **4,585 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,624**
Low Sqft:
Ttl Sqft: **1,624**

DOM

17
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,Interior Lot,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Kitchen Island,Pantry,Quartz Counters,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`1" x 15`4"
Kitchen	Main	11`5" x 11`8"
2pc Bathroom	Main	4`8" x 4`7"
Entrance	Main	5`8" x 6`3"
Walk-In Closet	Second	9`8" x 4`3"
Bedroom	Second	9`5" x 9`8"
4pc Bathroom	Second	9`9" x 4`11"

Room	Level	Dimensions
Dining Room	Main	10`11" x 8`8"
Pantry	Main	3`11" x 3`11"
Laundry	Main	9`5" x 5`7"
Bedroom - Primary	Second	10`11" x 12`5"
4pc Ensuite bath	Second	11`8" x 7`5"
Bedroom	Second	9`5" x 10`0"
Bonus Room	Second	16`11" x 11`5"

Entrance
Bedroom
Kitchenette

Basement
Basement
Basement

0`0" x 0`0"
9`1" x 14`9"
8`10" x 10`0"

Family Room
4pc Bathroom

Basement
Basement

9`8" x 13`8"
8`3" x 4`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0410786

Remarks

Pub Rmks:

Welcome to this delightful two-storey home nestled in the heart of Bridlewood, a community known for its family-friendly charm. This beautifully designed property offers 3 spacious bedrooms, 2.5 bathrooms, and a double attached garage. From the moment you step inside, a vaulted ceiling warmly welcomes you, creating an airy and inviting ambiance. Elegant hardwood floors grace the open-concept main level, where the living, dining, and kitchen areas seamlessly connect for effortless flow and comfort. The living room, with its cozy gas fireplace, is ideal for relaxing evenings, while the kitchen impresses with a functional island and breakfast bar, corner pantry, stainless steel appliances, and ample cabinetry and counter space. A door in the dining area opens onto a deck. Completing the main level are a convenient two-piece powder room and main floor laundry. Upstairs, you'll find three generously sized bedrooms. The primary suite offers a peaceful retreat, featuring a walk-in closet and a luxurious four-piece ensuite. The fully developed basement is currently under construction for legalization as a one-bedroom legal suite, offering a family room, bedroom, kitchen, full bathroom, and laundry facilities. This home is ideally located near schools, parks, and playgrounds. Just a short drive away is Fish Creek Provincial Park, with easy access to Stoney Trail, Shawnessy Shopping Centre, and The Shops at Buffalo Run. Public transit options are also readily available, simplifying your daily commute. Discover exceptional family living in this Bridlewood gem!

Inclusions:
Property Listed By:

**Lower: Stove, Microwave Hood Fan, Washer, Dryer
Real Broker**

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











