



THE
A-TEAM

**RE/MAX
FIRST**

109 BRIDLERANGE Place, Calgary T2Y 0K8

MLS®#: **A2180879** Area: **Bridlewood** Listing Date: **11/27/24** List Price: **\$679,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2009**
 Lot Information
 Lot Sz Ar: **3,735 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Lawn,Landscaped,Level,Rectangular Lot**
 Park Feat: **Double Garage Attached**

DOM

24
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,High Efficiency,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Built-in Barbecue,Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Pantry,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`6" x 14`8"	Kitchen	Main	11`10" x 10`7"
Nook	Main	11`10" x 9`8"	Laundry	Main	6`9" x 2`0"
2pc Bathroom	Main		Foyer	Main	10`8" x 6`11"
Bedroom - Primary	Second	16`2" x 12`2"	Flex Space	Second	8`0" x 5`0"
Bedroom	Second	12`7" x 12`1"	Bedroom	Second	11`11" x 14`6"
6pc Ensuite bath	Second	11`7" x 8`6"	4pc Bathroom	Second	8`0" x 5`0"
Family Room	Lower	19`0" x 14`0"	Bedroom	Lower	11`11" x 11`1"

Kitchen **Lower** **10`1" x 12`5"** **3pc Bathroom** **Lower**
Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
Legal Desc: **0815756**

Remarks

Pub Rmks: **Welcome to 109 Bridlerange Place SW. Here is an exceptional opportunity to own a stunning 3 Bedroom 2 storey home with fully developed 1 bedroom illegal basement suite in the sought-after Bridlewood. Nestled on a quiet CUL-DE-SAC and conveniently located close to three schools and excellent grocers & retail stores, this home checks all the boxes! Main floor comes with large open plan family room, with corner fireplace, kitchen with SS appliances, central island and corner pantry. Large dining nook opens up to huge wooden deck with built in pergola overlooking the West facing back yard. 2nd floor offers beautiful master bedroom with 6 piece ensuite and huge walk in closet 2 additional good size bedrooms and 4 pc. main bath. Basement is fully finished with 1 bedroom illegal suite with own kitchen, spacious living room, bedroom with walk in closet and 3 piece bath. Truly great value at this price. Don't miss out on this incredible opportunity to own a spacious, well maintained home with so many desirable features!**

Inclusions: **none**
Property Listed By: **IQ Real Estate Inc.**

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











