



THE
A-TEAM

**RE/MAX
FIRST**

114 BRIDLERIDGE Circle, Calgary T2Y 4C8

MLS®#: **A2181488**

Area: **Bridlewood**

Listing Date: **11/28/24**

List Price: **\$649,988**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,363**
Low Sqft:
Ttl Sqft: **1,363**

Lot Information

Lot Sz Ar: **4,068 sqft**
Lot Shape:

DOM

23
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Level**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Barbecue,BBQ gas line,Fire Pit,Garden,Gas Grill,Lighting,Private Entrance,Private Yard,Storage**

Construction:

Concrete,Stone,Vinyl Siding

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked

Int Feat:

Bathroom Rough-in,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Dry Bar,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Soaking Tub,Storage,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`4"
Kitchen	Main	9`11" x 16`1"
5pc Bathroom	Second	8`3" x 10`9"
Bedroom	Second	8`11" x 12`3"
Game Room	Basement	13`1" x 32`9"

Room	Level	Dimensions
Dining Room	Main	11`8" x 11`7"
Living Room	Main	11`0" x 12`11"
Bedroom	Second	11`9" x 9`11"
Bedroom - Primary	Second	11`10" x 12`6"
Furnace/Utility Room	Basement	7`7" x 20`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0212196

Remarks

Pub Rmks:

Renovated top to bottom! Discover Your Dream Home nestled on a quiet street in the heart of Bridlewood, this beautifully renovated two-story home is the perfect blend of modern style and family-friendly functionality. Completely updated from top to bottom, this move-in-ready property is designed to impress even the most discerning buyers. Step through the front door and be greeted by brand-new laminate flooring that seamlessly flows throughout the main floor. The open-concept design is an entertainer's dream, starting with the chic breakfast dry bar featuring a built-in fridge—a perfect spot for morning coffee or evening cocktails. The adjacent dining area offers ample space for hosting, while the brand-new kitchen is a true showstopper. Outfitted with sleek cabinetry, under counter and toe kick lighting, stunning finishes, and brand-new appliances (each with a one-year warranty), this kitchen is ready to inspire your culinary creations. The living room boasts a stylish, modern fluted fireplace, creating a cozy yet sophisticated atmosphere. From here, step out to the expansive backyard, complete with a massive deck, a fire pit, a sitting area, and a gas barbecue—all set up for unforgettable outdoor gatherings. The oversized double garage offers ample space for DIY projects and features a 240V hookup for electric vehicle charging or heavy-duty tools. Head upstairs and admire the custom-fabricated metal handrails as you make your way to the ultra-plush, newly carpeted second floor. The primary bedroom is spacious and functional, complete with a custom closet organizer. And no more hauling all your laundry to the basement as the stacking washer and dryer are located conveniently upstairs between the bedrooms! The two additional bedrooms provide plenty of room for family or guests. The upstairs and basement feature brand-new carpeting, while all plumbing fixtures, including taps, tubs, showers, and toilets, have been replaced. Baseboards, casing, doors, and a fresh coat of paint throughout the home add to its modern appeal. Additional highlights include central air conditioning, a high-efficiency furnace, and a fully finished basement. This Bridlewood gem is truly a turnkey opportunity, offering unparalleled comfort and convenience. Don't miss your chance to own this stunning, fully renovated home—schedule your showing today and start living the Bridlewood lifestyle!

Inclusions:
Property Listed By:

Gas BBQ
Stonemere Real Estate Solutions

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













