



THE
A-TEAM

**RE/MAX
FIRST**

2038 BRIDLEMEADOWS Manor, Calgary T2Y 4R9

MLS®#: **A2183242** Area: **Bridlewood** Listing Date: **12/11/24** List Price: **\$549,900**
 Status: **Active** 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: **3,918 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,044**
 Low Sqft:
 Ttl Sqft: **1,044**

DOM

10
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,No Neighbours Behind,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Dog Run** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),No Smoking Home,Pantry,Storage,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`6" x 10`10"	Living Room	Main	16`10" x 15`6"
Dining Room	Main	10`9" x 9`5"	Bedroom - Primary	Main	14`5" x 12`7"
Bedroom	Main	11`6" x 9`0"	4pc Bathroom	Main	7`10" x 4`11"
4pc Bathroom	Lower	9`9" x 8`11"	Game Room	Lower	23`9" x 14`5"
Bedroom	Lower	17`10" x 14`4"	Walk-In Closet	Lower	4`1" x 4`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0310232

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to the family friendly Community of Bridlewood! Nestled on a quiet street, this charming BUNGALOW offers an ideal opportunity to settle into your new home by Christmas. The main level features soaring vaulted ceilings, a cozy gas burning fireplace in the living room, and an open concept kitchen and dining area; perfect for both everyday living and entertaining. Two bright, generously sized bedrooms and a well appointed full bathroom complete this inviting space. Adjacent to the dining area, is a patio door that leads out to the spacious two tiered deck that overlooks a fully landscaped, sunny WEST facing backyard. The fully developed lower level boasts a large family/recreational room, an additional spacious bedroom, a full bathroom, laundry and an abundance of storage. Noteworthy, furnace was replaced in 2020 and new hot water tank in 2023.. Conveniently located just minutes from local schools, shopping, and a wide range of amenities, this home is an exceptional find in a sought after neighbourhood. Don't miss out on the opportunity to make this one yours!

Inclusions:
Property Listed By:

**Microwave (as is), Blinds (as is)
RE/MAX Real Estate (Mountain View)**

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









