



THE
A-TEAM

**RE/MAX
FIRST**

55 BRIDLERANGE Circle, Calgary T2Y 5H7

MLS®#: **A2185488**

Area: **Bridlewood**

Listing Date: **01/07/25**

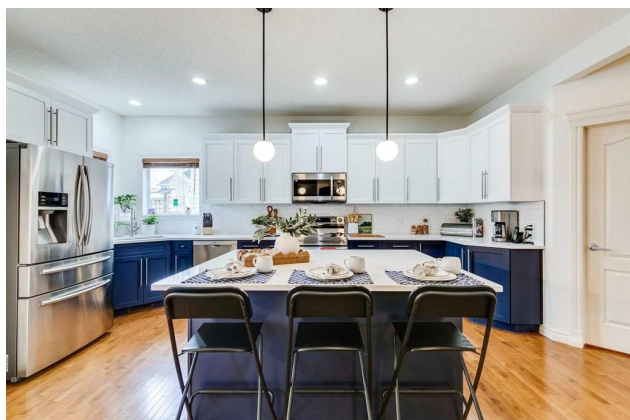
List Price: **\$800,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Finished Floor Area

Abv Sqft: **2,315**
Low Sqft:
Ttl Sqft: **2,315**

Lot Information

Lot Sz Ar: **4,413 sqft**
Lot Shape:

DOM

2
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,Front Yard,Lawn,Landscaped,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Off Street**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Pantry,Quartz Counters,Soaking Tub,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`1" x 5`11"
Foyer	Main	12`5" x 8`3"
Laundry	Main	9`11" x 11`8"
4pc Bathroom	Upper	8`11" x 8`9"
Bedroom	Upper	8`11" x 13`6"
Bonus Room	Upper	13`0" x 17`7"

Room	Level	Dimensions
Dining Room	Main	12`11" x 14`0"
Kitchen	Main	14`4" x 20`7"
Living Room	Main	16`4" x 23`9"
5pc Ensuite bath	Upper	11`7" x 12`2"
Bedroom	Upper	8`11" x 16`0"
Bedroom - Primary	Upper	16`2" x 13`2"

Walk-In Closet
Bedroom
Furnace/Utility Room

Upper
Basement
Basement

4`6" x 11`9"
12`0" x 14`8"
19`9" x 13`7"

4pc Bathroom
Game Room

Basement
Basement

8`10" x 4`11"
16`0" x 34`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0512405

Remarks

Pub Rmks:

Welcome to this stunning 2-storey home that combines modern elegance with functional family living! Boasting 4 spacious bedrooms and a wealth of recent upgrades, this property is designed to impress. As you step inside, you're greeted by double-height ceilings and a wide, welcoming staircase, setting the tone for the grandeur within. The main floor features 9' ceilings, rich hardwood flooring, and a bright, functional layout. The living room is a cozy retreat with a gas fireplace, while the formal dining room shines with coffered ceilings, abundant natural light, and access to the backyard. The gourmet kitchen is a chef's delight, complete with newly painted cupboards, a quartz-topped island with breakfast bar (2023), new backsplash, a huge walk-in pantry, stainless steel appliances, garbuartor, and a new stove (2022). The adjacent laundry/mudroom offers added convenience with cupboards and access to the garage. The fully fenced backyard is a private oasis, thoughtfully redesigned with composite decking, new patio stones, lush landscaping with new trees and bushes, a sand pit, a garden shed, and a gas BBQ hook-up—perfect for entertaining or unwinding. Upstairs, you'll find three bedrooms and a bright, versatile bonus room. The luxurious primary suite features a beautiful feature wall, a massive walk-in closet with built-in shelving, and a spa-like ensuite with a corner soaker tub, an oversized shower, dual sinks, and new quartz counters. The fully finished basement expands your living space with a rec room, a large bedroom, a full bathroom with new quartz counters and a tub/shower combo, a versatile office nook, and ample storage. The front-attached double garage is a standout feature, boasting epoxy floors (2022), an oversized overhead door (18' wide x 7' tall) with a new motor (2022), a new heater (2023), storage shelves, and a workbench. Other notable upgrades include fresh paint in late 2024, air conditioning, Glowstone soffit lighting, a tankless hot water tank (2023), and new shingles and siding (2022). This home truly has it all—modern updates, impeccable style, and a layout designed for family living. This special home is walking distance to schools, parks, and amenities. Don't miss your chance to make it yours—schedule your viewing today!

Inclusions:

Refrigerator, stove, microwave, dishwasher, garburator, washer, dryer, all window coverings, garage opener x 2 remotes, air conditioner, garden shed, alarm system/equipment (no contract), shelving & workbench in garage, garage heater, trampoline (full package including frame, safety net & mat), raised vegetable box & sandbox in backyard, playhouse in backyard (negotiable), Glowstone soffit lights in front and back, stand-up freezer in garage, water softener with extra cartridges & filters, multipurpose weight machine/home gym in garage is negotiable (not including bike and treadmill), 2 rain barrels

Property Listed By:

RE/MAX First

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



