



THE
A-TEAM

**RE/MAX
FIRST**

408 BRIDLEWOOD Court, Calgary T2Y 3Z3

MLS®#: **A2186051**

Area: **Bridlewood**

Listing Date: **01/17/25**

List Price: **\$619,999**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar: **4,004 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,699**
Low Sqft:
Ttl Sqft: **1,699**

DOM

5

Layout

Beds: **3 (3)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Landscaped,Private,Rectangular Lot,See Remarks**
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard,Rain Gutters,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Laminate Counters,Pantry,Storage,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
Kitchen	Main	11`1" x 10`8"
Living Room	Main	11`11" x 19`3"
Bedroom	Upper	11`3" x 9`10"
Bedroom - Primary	Upper	11`0" x 19`9"
Bonus Room	Upper	12`10" x 15`2"

Room	Level	Dimensions
Dining Room	Main	11`0" x 8`10"
Laundry	Main	5`9" x 8`7"
4pc Bathroom	Upper	
Bedroom	Upper	11`7" x 12`3"
4pc Ensuite bath	Upper	
2pc Bathroom	Lower	

Game Room

Lower

21`9" x 27`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9913076

Zoning:

R-G

Remarks

Pub Rmks:

Enjoy living in this spectacular 2-storey home with 2,356 SQ FT of functional living space, located in the desirable community of Bridlewood! The main floor of this spacious home offers a bright living room, a spacious dining room, and a functional kitchen with access to your huge, private, landscaped backyard (including a storage shed). The kitchen is showcased by a large breakfast bar/island, plenty of cabinets and counter space, a pantry, and newer stainless-steel appliances—perfect for the at-home gourmet. The top floor offers a dreamy primary bedroom with a large walk-in closet and a renovated 4-piece ensuite. Completing the upper floor are two additional bedrooms, another renovated 4-piece bathroom, and a huge, bright, south-facing bonus room. This home also features a fully finished basement, including a large family/media room and a 2-piece bathroom with plenty of storage. Noteworthy features include 2 upgraded bathrooms, double attached garage, new siding/roof/garage door (2023), new kitchen appliances, AC (2023), main floor laundry and bamboo hardwood floors. The private backyard is an extension of the kitchen and is fully landscaped, offering a spacious deck and a storage shed—an ideal place to relax with friends and family. This property is ideally located close to all major amenities, including shopping, schools, transit, walking paths, and major roadways (Stoney Trail). This house is a perfect combination of functional living, excellent outdoor space, and an ideal location!

Inclusions:

Property Listed By:

Storage Shed

Century 21 Bamber Realty LTD.

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









