



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**209 BRIDLERANGE Place, Calgary T2Y 0K8**

MLS®#: **A2188302**      Area: **Bridlewood**      Listing Date: **01/30/25**      List Price: **\$664,900**  
 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: **3,143 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Cul-De-Sac, Landscaped**  
 Park Feat: **Double Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,891**  
 Low Sqft:  
 Ttl Sqft: **1,891**

DOM

**2**  
Layout  
 Beds: **3 (3 )**  
 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: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Hardwood, Laminate, Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**  
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`5" x 14`0"	Kitchen	Main	12`4" x 11`2"
Dining Room	Main	12`1" x 8`11"	Foyer	Main	6`11" x 6`8"
Laundry	Main	9`2" x 8`6"	2pc Bathroom	Main	5`5" x 5`2"
Bedroom - Primary	Second	17`2" x 15`11"	5pc Ensuite bath	Second	11`8" x 8`6"
Bedroom	Second	12`7" x 12`1"	Bedroom	Second	12`5" x 12`1"
4pc Bathroom	Second	8`6" x 4`11"	Family Room	Lower	24`1" x 13`10"
Flex Space	Lower	13`6" x 9`1"	Den	Lower	11`1" x 7`0"

**3pc Bathroom**

**Lower**

**19`2" x 5`0"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0815756**

Zoning:

**R-G**

Remarks

Pub Rmks:

**Original Owner. Quiet Cul-de-Sac. Developed Basement. West-Facing Yard with No Rear Neighbors This stunning home features a double attached garage that leads into a mudroom with main floor laundry, a convenient 2-piece bathroom, a dual-sided coat closet, and a grand front foyer with 9' ceilings and hardwood floors. The open-concept main floor boasts a cozy gas fireplace, a spacious dining area with backyard views, and a central kitchen equipped with ample cabinet and counter space, black appliances. Upstairs, you'll find generously sized bedrooms, including the children's rooms, a 4-piece bathroom, and a master with a walk-in closet and a luxurious 5-piece ensuite. The finished basement offers even more space, with a 3-piece bathroom, family room, office and flex spaces. Located on a quiet, family-friendly street, this home is just a short walk from schools, transit, and local amenities.**

Inclusions:

Property Listed By:

**None**

**MaxWell Capital Realty**

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







