



THE
A-TEAM

**RE/MAX
FIRST**

71 BRIDLERIDGE Crescent, Calgary T2Y 4E9

MLS®#: **A2196537**

Area: **Bridlewood**

Listing Date: **02/26/25**

List Price: **\$659,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,853 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,645**
Low Sqft:
Ttl Sqft: **1,645**

DOM

0

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,Landscaped,Lawn,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Granite Counters,Low Flow Plumbing Fixtures,Open Floorplan,Pantry,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 6`7"
Foyer	Main	9`2" x 8`5"
Laundry	Main	9`4" x 8`10"
4pc Bathroom	Second	9`4" x 5`1"
Bedroom	Second	10`3" x 14`7"
Bedroom - Primary	Second	15`4" x 12`7"
Bedroom	Basement	11`6" x 11`6"

Room	Level	Dimensions
Dining Room	Main	12`7" x 8`1"
Kitchen	Main	13`2" x 11`7"
Living Room	Main	12`1" x 18`1"
4pc Ensuite bath	Second	9`4" x 9`2"
Bedroom	Second	9`3" x 13`3"
3pc Bathroom	Basement	5`6" x 5`1"
Game Room	Basement	12`2" x 16`11"

Storage	Basement	8`1" x 8`2"	Furnace/Utility Room	Basement	11`6" x 8`9"
			Legal/Tax/Financial		

Title:		Zoning:			
Fee Simple		R-G			
Legal Desc:	0110614			Remarks	

Pub Rmks: *****OPEN HOUSE MARCH 1 AND MARCH 2, 2:00 TO 4:00PM*** Welcome to 71 Bridleridge Crescent SW, a beautiful FULLY DETACHED HOME in the sought-after community of Bridlewood. This well-maintained and FRESHLY PAINTED TWO-STORY property features 4 SPACIOUS BEDROOMS, 3.5 BATHROOMS, a FINISHED BASEMENT, and an ATTACHED DOUBLE GARAGE. Modern open floor plan - main floor features gorgeous hardwood flooring, Kitchen features white cabinetry, STAINLESS STEEL APPLIANCES, a corner walk-in pantry, a large island with dual sinks, and ample counter space. Sliding doors open to a COVERED DECK with skylights, perfect for year-round outdoor relaxation, this home is perfect for families looking for comfort, style, and functionality. Close to schools, parks, and shopping, with easy access to transit & major roads like Stoney Trail & Macleod Trail. This home is a fantastic opportunity to own a spacious, MOVE-IN READY home in Bridlewood. Whether you're a growing family or looking for a home with additional living space, 71 Bridleridge Crescent SW offers it all.**

Inclusions: **None**
Property Listed By: **Real Broker**

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







