



THE
A-TEAM

**RE/MAX
FIRST**

150 BRIDLECREST Boulevard, Calgary T2Y 4Y7

MLS®#: **A2197648**

Area: **Bridlewood**

Listing Date: **02/27/25**

List Price: **\$699,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar: **3,681 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,742**
Low Sqft:
Ttl Sqft: **1,742**

DOM

0

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Bathroom Rough-in,Kitchen Island,Open Floorplan,Pantry,See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple**
Legal Desc: **0413084**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to the beautiful home located in the desirable community of Bridlewood! The home backs onto serene green space with Walkout Basement, offering a**

peaceful and private backyard retreat. The main floor offers a very functional open concept living space. Spacious kitchen with island and pantry. Big windows allow plenty of sunshine to pour into! The upper floor features a large primary bedroom with a 4-piece ensuite, an additional 4-piece bathroom, two bedrooms and a big bonus room. An unfinished walkout basement with potential bathroom roughed in is waiting for your plan! Fresh paint throughout the entire home, newer siding and newer roof includes gutters etc. installed in 2021. A double detached garage provides secure parking and additional storage. Close to schools, parks, and playgrounds, and conveniently located near Stoney Highway/Ring Road, this home offers easy access to all amenities, making everyday living a breeze.

Inclusions:

Property Listed By:

NONE

Homecare Realty Ltd.

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







