

1095 BRIDLEMEADOWS Manor, Calgary T2Y 4L1

03/28/25 MLS®#: A2206469 Area: **Bridlewood** Listing List Price: **\$579,990**

Status: **Active** Calgary County: Change: None Association: Fort McMurray



General Information

Prop Type: Residential Sub Type:

City/Town: Year Built: 2002 Lot Information

Lot Sz Ar: Lot Shape:

Date:

Detached Calgary

3,796 sqft

DOM 11

Layout

Beds: 4 (3 1) Baths: 3.5 (3 1) 2 Storey

Style:

<u>Parking</u>

3 Ttl Park:

Garage Sz:

Access:

Lot Feat: Back Yard, Cul-De-Sac, Lawn, Rectangular Lot Park Feat: Off Street, Parking Pad, RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas **Vinyl Siding, Wood Frame**

Sewer: Flooring: Ext Feat: **Private Yard**

Carpet, Tile, Vinyl Plank

Finished Floor Area

1,567

1,567

Abv Saft:

Low Sqft:

Ttl Sqft:

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings

Int Feat: Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Utilities:

Pub Rmks:

Room Information

Room Level **Dimensions** Room Level **Dimensions**

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R-G

0113667 Legal Desc:

Remarks

Welcome to Your Dream Home in Bridlewood! Tucked away on a quiet street in the heart of family-friendly Bridlewood, this stunning 2-story home is ready for you

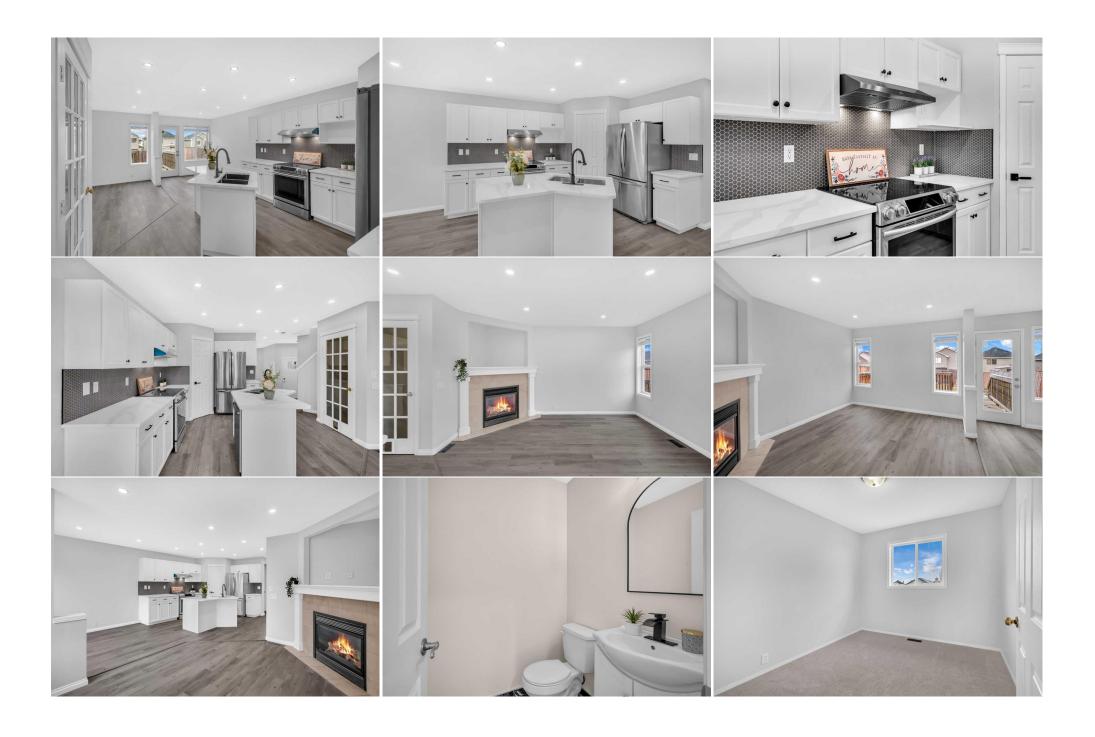
to move in and make memories! As you enter, you'll be impressed by the beautiful plank floors, fresh paint, new carpet, and abundance of natural light pouring in through the large windows. The main level is perfect for relaxing and entertaining, with a versatile front living space, open-concept kitchen, and cozy corner fireplace. The kitchen is equipped with white cabinets, Stainless Steel Appliances, Quartz counter, a walk-in pantry, and ample storage space. A conveniently located 2-piece bathroom completes this level. Upstairs, you'll find three spacious bedrooms, including the luxurious primary suite with a large Walk-in closet and stunning En-suite bathroom featuring a SKYLIGHT and Corner Tub. The fully finished basement boasts a laundry room, additional bedroom, 3-piece bathroom, and a spacious recreation area perfect for family movie nights. Outside, enjoy the expansive deck and huge backyard, ideal for kids to play and with potential to build your dream garage. Recent updates include new pot lights, flooring, kitchen quartz, carpet and fresh paint. Furnace and water heater (2021). Conveniently located near top-rated schools, shopping plazas, and easy access to Stoney trail, this incredible home has everything you need and more! Don't miss out on this amazing opportunity - schedule a viewing today and make this house your home!

Inclusions:

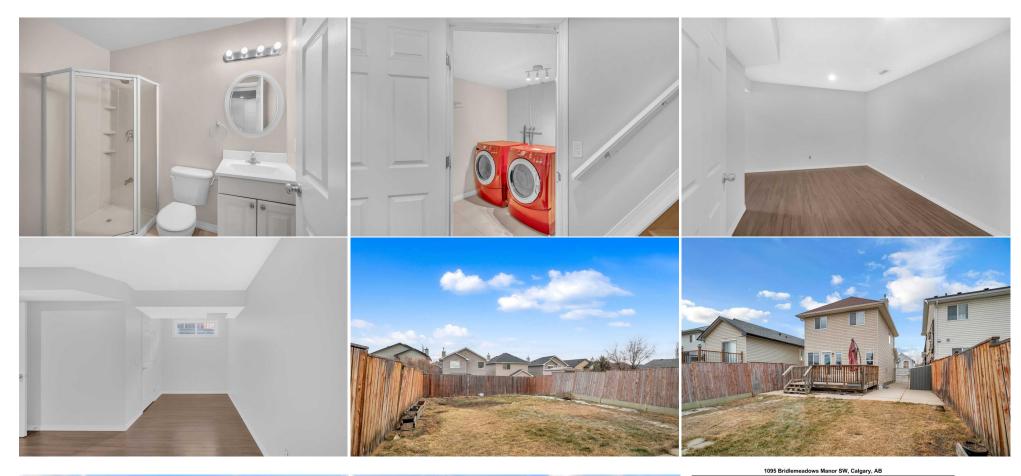
Property Listed By: Century 21 Bravo Realty

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















1095 Bridlemeadows Manor SW, Calgary, AB Upper Floor Exterior Area 780.07 sq ft Interior Area 710.33 sq ft Excluded Area 3.91 sq ft WIG 76" x 59" 43 sq f. SEERSOOM 117" x SVP 904 sq B PRINCATO 159" x 142" 179 aq ft 88090004 129" x 99" 101 eq ft 4PO BATH 91" X F 41 kg ft erc evenire err 494° 77 sq ft 0 3 0 ft HPERARED 3005/0308 When regions are an excluded from trial floor area in DUICE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent enriflusion.

1095 Bridlemeadows Manor SW, Calgary, AB Basement (Below Grade) Exterior Area 661.81 sq ft Interior Area 694.89 sq ft Excluded Area 48.97 sq ft

