



**GRASSROOTS**  
REALTY GROUP

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**25 Bridleridge Lane SW**  
**Calgary, Alberta**

**MLS # A2215004**



**\$660,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,788 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	City Lot, Front Yard, Landscaped, Lawn, Level, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N.A

Open House May 03, 1-3 PM. 4 BED 3.5 BATHROOM. Welcome to 25 Bridleridge Lane SW – A Bright, Spacious, and Fully Finished Family Home in the Heart of Bridlewood! Step inside this beautifully maintained 2-storey home offering over 2,300 sq.ft. of thoughtfully designed living space—perfect for growing families or those who love to entertain. The main floor welcomes you with a versatile front den that can be used as a formal dining area, home office, or playroom. The open-concept layout continues with a spacious family room featuring a cozy gas fireplace and a bright breakfast nook surrounded by windows that flood the home with natural light. The kitchen is well-equipped with ample cabinetry, a central island for meal prep or casual dining, and a seamless flow to the main living areas, making entertaining effortless. Upstairs, you’ll find three generously sized bedrooms including a spacious primary retreat with a walk-in closet and a private 4-piece ensuite, complete with a large soaker tub and separate shower—your perfect spot to relax and unwind. A large bonus room with big, bright windows adds even more functional living space, perfect for movie nights or lazy Sundays. The fully finished basement expands your options with a large recreation room, a fourth bedroom, and a full bathroom—perfect for guests, teens, or a home office setup. Enjoy the convenience of a double attached garage and a private backyard, ideal for summer barbecues or letting the kids and pets play. Located just minutes from schools, parks, playgrounds, transit, and all the amenities you could ask for, this home offers the comfort, space, and lifestyle your family deserves. Don’t miss your chance to view 25 Bridleridge Lane SW – schedule your private showing today!

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