



GRASSROOTS
REALTY GROUP

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14 Bridleridge Way SW
Calgary, Alberta

MLS # A2228003



\$834,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,852 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad, Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Low Maintenance Landscaping		

Heating:	Exhaust Fan, Mid Efficiency, Fireplace Insert, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Composite Siding, Mixed, See Remarks, Vinyl Siding	Zoning:	R-2A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, No Smoking Home, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Wired for Data		
Inclusions:	Wall Unit in Master Suite		

For more information, please click Brochure button. Legal Secondary Suite. Do you need an extra rear work garage? How about a one bedroom legal suite downstairs? Are you tired of looking at the rest - well then look at the best! This outstanding property is move-in ready, renovated with two garages and has loads of additional extras. This owner lived meticulously maintained renovated 3 bedroom two-story 2.5 baths 1851 sq ft home is one of only 17 highly sought after accessory legal suite homes built in Bridlewood in 2004. The one bedroom legal suite downstairs with full kitchen including dishwasher, living room, 4 pc bathroom, washer/dryer and tenant storage room currently rented with same tenant for the last 8 years. Keep these reliable/respectful tenants or bring in your own - the choice is yours. With two separate front door entrances, separate laundry, furnaces and hot water tanks, fenced off private maintenance-free backyard, you might not even remember you have anyone else living here! The additional finished triple vaulted rear garage (can accommodate a hoist) is any trades/mechanic or car enthusiasts dream or great rental potential! There's hardwood, granite, travertine accent living room wall, modern lighting, built-in gas fireplace, TV niche, window coverings, garburator, spa-inspired ensuite, large walk in closet for 'her' and wall-to-wall wardrobe unit for 'him', additional attic insulation 2025, hardie board front exterior, cedar front soffits, newer roof, air-conditioning, beautiful front landscaping, backyard professionally stone paved throughout (\$20,000 upgrade), deck with privacy screen, custom rear window awnings and so much more! Plus there are schools, parks, bus, shopping at your doorstep and forget about traffic with Stoney Trail 2 minutes away - you are on your way! Avoid the disappointment of new construction areas and get it all right

here!