



GRASSROOTS
REALTY GROUP

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**48 Bridleridge Road SW
Calgary, Alberta**

MLS # A2236919



\$499,900

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|------------------|----------------------|---------------|-------------------|
| Division: | Bridlewood | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 819 sq.ft. | Age: | 2002 (23 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Off Street | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

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|--------------------|--------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home | | |

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| Inclusions: | na |
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Welcome home to this lovely bi-level in the wonderful community of Bridlewood. Priced accordingly , home needs some TLC on cosmetics but there's so much potential in this 4 bedroom, 2 full baths , Fully finished detached home. The main level of this house has 2 bedrooms & a full bath. The bright living room features a large window letting in plenty of natural light. The kitchen features ample cabinets and an adjacent dining area. The primary bedroom offers a walk-in closet. An additional bedroom and a full bathroom complete this level. The 9ft ceiling basement has been developed and offers two large bedrooms . This level also offers a full bathroom with a large tub and a family room. This home is easy access to Stoney Trail, schools, shopping and transit .