



GRASSROOTS
REALTY GROUP

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68 Bridleridge Gardens SW
Calgary, Alberta

MLS # A2242056



\$545,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,210 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: 2 Sheds, Nest Thermostat and Google Nest Doorbell with Camera

Welcome to this well-maintained, fully developed two-storey home in the desirable community of Bridlewood! Freshly painted throughout, this charming property offers both comfort and value with over 1,700 sq ft of functional living space—plus peace of mind thanks to a new roof and siding (2023). Inside, you'll find a thoughtfully designed layout with four bedrooms, 1.5 bathrooms, and convenient main floor laundry. The refreshed kitchen features new quartz countertops (2024), stainless steel appliances (2024), and a spacious separate dining area perfect for family meals or entertaining. Additional updates include new door hardware (knobs and hinges – 2025) throughout the main and upper floors. Enjoy the west-facing living room, filled with natural light, and head upstairs to discover a generous primary bedroom with a walk-in closet, plus two additional bedrooms. The fully finished basement offers a versatile bedroom or office space, built-in shelving, a large family room, and ample storage. Step outside into the spacious east-facing backyard featuring an extended deck, two storage sheds (including one new in 2024), and plenty of room for outdoor living all day long. This move-in-ready home is a fantastic opportunity in a family-friendly neighborhood. Don’t miss your chance—book your showing today and come see all that this wonderful home has to offer!