



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

198 Bridleridge Way SW
Calgary, Alberta

MLS # A2242164



\$674,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,522 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Landscaped, Private, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		
Inclusions:	N/A		

198 Bridleridge Way SW isn't just a house — it's where smart tech meets everyday living, wrapped up in a killer location right across from a big open field and park. Inside, you've got a kitchen that's straight out of a chef's dream: double wall oven, gas cooktop, warming drawer, ice maker, touchless faucet — even kick vacs hooked to the central vac. The kitchen has been totally upgraded, and is fantastic! The living room is wide open with a stone fireplace you can literally turn on by saying, "Hey Google, light it up," and the main floor is finished off with a separate dining area. Upstairs is your own private retreat — a big primary bedroom with blackout shutters, motorized blinds, jetted tub, and a full makeup vanity. A 4 piece bath and second bedroom are also part of the upstairs living area. The third level is the walkout level, and this is where the hang out spot is. A huge family room with a corner fireplace are the highlights, and there is a 2 piece bath as well. The walkout leads to the backyard with its extensive patio and deck work, along with a hot tub and gazebo. The basement has another bedroom, and piles of storage for everything else you can need. Some of the other upgrades include dual hot water tanks, central A/C, a newer roof, and a heated/insulated garage. For the full list of features, upgrades, and updates, as well as our 360 Virtual Tour, click the links below.