



**GRASSROOTS**  
REALTY GROUP

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

**173 Bridleridge View SW**  
**Calgary, Alberta**

**MLS # A2250906**



**\$679,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,495 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Lawn, Level, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Quartz Counters, See Remarks		

**Inclusions:** N/A

\*For families seeking their "Dream Home" in desirable Bridlewood! NEW RENOVATION! Rich Solid Hardwood Floors throughout main and upper level open areas! This love-filled home is captivating from the moment you step inside! Perfect for entertaining, the main floor features an open-plan concept, with the great room showcasing its new floor-to-ceiling quartz fireplace! Your chef-inspired gourmet kitchen is the feature of this home! With its oversized quartz "waterfall" island, it seats 6 people comfortably, plus an adjacent bar fridge for you to serve your guests! Expansive quartz counters adorn the entire kitchen. New stainless steel appliances, sil-granite double sink, plus rich cabinetry all create this impressive space! Steps away, the 2-tiered deck is oversized with a pergola that fits large outdoor sectional couches...a pool can even fit on the deck, along with a fire pit and 2 cozy chairs! This south-facing OVERSIZED YARD will be the centre of enjoyment for children of all ages - fits a trampoline and many other fun activities! "Disneyland in Bridlewood"! The upper level is inviting with a wrought iron railing staircase...stunning hardwood floors adorn the great room. The master suite is a true king-sized retreat, with its spa-like ensuite with a chic shower. Spacious extra bedrooms and a full 4 piece bathroom complete the upper level. Become a part of this very special family-friendly neighbourhood, with a home that looks brand new! Impressive!