



GRASSROOTS
REALTY GROUP

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329 Bridleridge Way SW
Calgary, Alberta

MLS # A2251252



\$614,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,402 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Rectangular Lot		

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:	Built-in Features, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: garage door opener and 1 remote, all window coverings

Welcome Home! This well maintained home located in ever popular community of Bridlewood is ready for you to move right in! The spacious front foyer greets your guests with vaulted ceilings and leads them to a large living room with cozy gas fireplace, your well appointed kitchen with plenty of cabinets and counter space and the dining room with access to your very private west facing backyard. The convenient powder room completes this level. Upstairs has new carpeting throughout and offers 2 generous sized bedrooms, the main bath and the primary suite with walk-in closet and 3 piece ensuite. Your living space is extended with the fully finished basement featuring, a large rec room, flex area which is a great space for a home office, 3 piece bath, laundry room and plenty of storage. The west facing backyard has a patio area with pergola for added privacy and ambience, mature landscaping with trees and garden beds and still plenty of space for the kids to play. This great family home has so much to offer and is close to parks, schools, shopping, LRT, and has great access to major thoroughfares. Don't miss out!