



GRASSROOTS
REALTY GROUP

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158 Bridleridge Circle SW
Calgary, Alberta

MLS # A2254760



\$569,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,298 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Pie Shaped Lot, Rectangular Lot		

Heating:	Floor Furnace	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: n/a

Great location of this well maintained home, a few blocks from playground, bus stop, schools and shops, approximately 5 minutes drive to the c-train station and malls. A newer concrete walk pad leads you to the home, and as you get in, you'll be greeted of its nice layout with laminate floorings all through out the main level. The kitchen is equipped with stainless appliances, this includes a newer DISHWASHER bought last 2023, basement WASHING MACHINE bought last 2024, updated WINDOW BLINDS in Living Room and Master Bedroom which is remotely operated. In the Upper Level, It offers 3 good sized bed rooms and 1 full bath room with jetted tub in (as-is condition), also with laminate flooring through out. ROOFS and SIDINGS was replaced last 2023. In the FULLY DEVELOPED basement, it offers a family room, 1 bed room and a 3 pcs bathroom. At the back yard, you will be delighted by its huge COVERED DECK that protects you from rain or snow while cooking and also its OVER SIZED Double Detached Garage with access from the graveled back lane. Note: Seller has 2 small cute dogs but be remove during showings. So What you're waiting? Call your favorite realtor now and book your showing!!