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## 158 Bridleridge Circle SW Calgary, Alberta

MLS # A2254760



\$545,000

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, Rectangula			

**Heating:** Water: Floor Furnace Floors: Sewer: Laminate, Vinyl Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full **Exterior:** Zoning: Vinyl Siding, Wood Frame 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!!