



GRASSROOTS
REALTY GROUP

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**85 Bridleridge Road SW
Calgary, Alberta**

MLS # A2257420



\$629,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,417 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Gazebo, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Pantry		

Inclusions: Wall unit in living room, sideboard in dining room, wall unit in 2ns bedroom, cabinet in foyer

Kept in absolutely immaculate condition, this two storey attached garage home is in MOVE IN condition. As soon as you enter the home, the attention to detail is clear. Relax in the open living/dining room that boasts gorgeous real hardwood floors and a gas fireplace to cozy up to on cold days. The spacious kitchen has a pantry and newer fridge. You do not have to lug dirty clothes up and down as the laundry is on the main floor. Upstairs, you will find three bedrooms including a huge master bedroom with a walk in closet and a three piece en suite. From the dining area, you walk onto a deck with a pergola that looks onto a beautiful West facing back yard. It is a gardener's dream and features a professionally built shed/greenhouse with power. You will fall in love with this home the moment you drive up. Do not miss it!