



GRASSROOTS
REALTY GROUP

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341 Bridleridge View SW
Calgary, Alberta

MLS # A2266291



\$699,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,131 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

****OPEN HOUSE: OCTOBER 26 (SUNDAY) 12PM-3PM**** Welcome to 341 BRIDLERIDGE VIEW SW, a beautifully maintained TWO-STOREY FAMILY HOME tucked away on a QUIET STREET in the heart of BRIDLEWOOD. Offering over 2,131 SQFT plus a FULLY DEVELOPED BASEMENT, this home provides a total of 3071 SQFT of a perfect blend of SPACE, COMFORT, AND LOCATION for any growing family. You're just minutes from GLENMORE CHRISTIAN ACADEMY, TOP-RATED SCHOOLS, playgrounds, parks, and ALL AMENITIES, with QUICK ACCESS TO STONEY TRAIL for an easy commute anywhere in the city. Step inside to a BRIGHT, OPEN-CONCEPT MAIN FLOOR featuring 9-FOOT CEILINGS, HARDWOOD FLOORING, and a spacious kitchen overlooking the flat, low maintenance backyard . The cozy living room centers around a GAS FIREPLACE, creating a warm, inviting space for family and guests. Upstairs you'll find a VAULTED BONUS ROOM, TWO generous bedrooms WITH A WALK-IN CLOSET, and a LARGE PRIMARY RETREAT with a WALK-IN CLOSET and SPACIOUS ENSUITE. The FULLY FINISHED BASEMENT adds a REC ROOM WITH FLEX ROOM, FOURTH BEDROOM, FULL BATH, and PLENTY OF STORAGE. Major updates include a NEW ROOF, SIDING, GARAGE DOOR, and CENTRAL A/C, all completed in 2023, offering peace of mind and year-round comfort. Enjoy summer evenings in the OVERSIZED WRAPED DECK, FULLY FENCED BACKYARD, ideal for KIDS, PETS, AND ENTERTAINING. With its THOUGHTFUL LAYOUT, FAMILY-FOCUSED COMMUNITY, and MOVE-IN READY UPDATES, this is the kind of home your family can GROW INTO AND LOVE FOR YEARS TO COME.

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