



GRASSROOTS
REALTY GROUP

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238 Bridleridge Way SW
Calgary, Alberta

MLS # A2266444



\$569,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,284 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Cork, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Bar, Ceiling Fan(s), Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Shed, fire pit, murphy bed, alarm system--needs wiring and hookup (to a service company)

Welcome to this beautiful family home located across from a greenspace, close to all amenities, and is within walking distance of multiple schools. Upon entering, you are greeted with a large entrance area. Just off the entrance area is garage access, a 2 piece bathroom, and the laundry/storage room. The main floor also has a cozy living room area with fireplace. The good sized kitchen is opposite the dining area. Patio doors open off the dining room to the large deck which overlooks a sizeable yard. There is a dedicated area in the yard for a firepit, as well as plenty of room in the yard to add whatever you may want. Upstairs is a the primary bedroom with walk-in closet. The 4piece bathroom/ensuite can be accessed from the hallway as well as primary bedroom. 2 more good sized bedrooms finish off the second floor. Downstairs, the basement has a sizeable family room and wet bar, a flex area, and a 3 piece bathroom. The 4th bedroom is located just off the family room. The basement also has a furnace room and some storage under the stairs. A new roof was installed summer of 2022. This exceptional home, located in an equally exceptional location, is a must see!