



GRASSROOTS
REALTY GROUP

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4 Bridleridge Circle SW
Calgary, Alberta

MLS # A2267376



\$540,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,314 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, See Remarks

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

Inclusions: Car canopy

Open house 1 - 3 pm Sunday, November 16th. Welcome to a home in Bridlewood that perfectly captures the energy of a growing family and the excitement of a first-time homeowner. Set on a desirable corner lot in an ideal location, this house isn't just four walls—it's the launchpad for your next great chapter. Step inside and immediately feel the spacious warmth of the main floor. The large, open living room provides a bright, welcoming hub for movie nights, playtime, or simply unwinding. It flows effortlessly into the great kitchen, a truly functional space designed for real life. With tons of counter space and ample cabinets, whipping up quick meals or hosting holiday gatherings is easy and enjoyable. From the kitchen, sliding patio doors open directly onto the private deck, creating a seamless indoor-outdoor transition for summer BBQs and morning coffee. The second floor is dedicated to rest and retreat. You'll find three generous bedrooms, providing space for everyone. The Primary Bedroom is your dedicated sanctuary—a quiet place to start and end your day. A full bathroom serves the upper floor. The Ultimate Walk-Out Advantage The true magic of this home lies below: a fully finished walk-out basement that offers incredible versatility. This space is a bonus floor of pure possibility. Whether you need a dedicated family room for gaming and recreation, a home office tucked away for quiet productivity, or a private fourth bedroom for guests, the flexible bonus room makes it possible. This very special room has been soundproofed with extra insulation, double drywall and a solid core door. Imagine the unexpected luxury of a completely quiet office/study or a gaming/music room where you can turn up the volume as much as you like! Complete with a combination 4-piece bathroom and laundry room, the walk-out feature

connects you directly to the great backyard and the parking pad, making it incredibly convenient. Location, Location, Logistics. As a corner lot, you gain extra light and space. You're positioned perfectly within Bridlewood, close to schools, parks, and shopping and a ten minute walk from the Bridlewood Wetlands. For the commuter, the quick access to Stoney Trail is a game-changer, connecting you efficiently to the rest of the city. This lovely home is a spectacular find, offering the space, the convenience, and the functional layout every family needs to thrive. Central air conditioning plus new furnace added mid 2021. Car canopy included.