



GRASSROOTS
REALTY GROUP

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118 Bridleridge Way SW
Calgary, Alberta

MLS # A2280757



\$524,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	819 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Garden, Treed		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Laminate Counters		

Inclusions: None

Welcome to this inviting and well-maintained home in the heart of Bridlewood, offering a functional layout, modern finishes, and excellent outdoor space. The main level features an open and airy feel with vaulted ceilings and abundant natural light. Quartz vinyl flooring in the kitchen and dining area pairs beautifully with laminate flooring throughout the remaining living spaces, creating a clean, modern, and low-maintenance interior. The kitchen offers ample cabinetry and flows seamlessly into the dining area, making it ideal for everyday living and entertaining. The comfortable living room enjoys west-facing windows, filling the space with warm afternoon and evening light. Two well-sized bedrooms and a full bathroom complete the main level. The fully finished basement adds outstanding versatility, featuring a spacious recreation area suitable for a home theatre, gym, or home office, along with an additional bedroom, bathroom, laundry area, and generous storage. Outside, the backyard is designed for both relaxation and functionality, featuring a gazebo and a rear parking pad accommodating two vehicles. Ideally located within walking distance to schools, parks, transit, and the Shoppes of Bridlewood, this home offers exceptional convenience. The nearby Shawnessy shopping district and C-Train station provide easy access to downtown and beyond. An excellent opportunity for first-time buyers, young families, or investors seeking a move-in-ready home in a well-established community.