



GRASSROOTS
REALTY GROUP

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157 Bridleridge View SW
Calgary, Alberta

MLS # A2281181



\$649,500

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,930 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

You won't find many homes that are this clean or this well maintained. Upon entering this beautiful home, you'll immediately notice the high ceilings, open-concept living area, and the sunny south-facing backyard. Standout features include the upgraded railing and black stainless appliances, just a few of the many great things this home has to offer. The large kitchen/dining/living area is a dream for hosting parties or gathering with family. A convenient walkthrough pantry leads toward the laundry room and into the garage, while a conveniently located powder room completes this main floor. Upstairs, you'll find a massive master retreat featuring a spa-like 5-piece ensuite and a separate walk-in closet. This level is rounded out by a generously sized bonus room, two additional bedrooms, and a 4-piece bathroom. The basement is unfinished but offers an excellent layout for adding a bathroom and one bedroom, leaving a large open living area. With the addition of a side door, it could easily become a potential suite. This home has been meticulously cared for and truly needs nothing. Recent upgrades include roof 2022, west siding 2022, outside paint 2022, AC 2023, water softener 2021, large HWT 2018, central vac 2018, Toilets/sinks/faucets 2021, appliances 2023. Multiple schools, parks, shopping centers and highway access points make this a desirable location. Book a showing before this one is gone!