



**GRASSROOTS**  
REALTY GROUP

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**222 Bridleridge Way SW**  
**Calgary, Alberta**

**MLS # A2281654**



**\$565,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,347 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters, No Smoking Home, Open Floorplan, Pantry

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** None

Welcome home to this beautifully renovated 2-storey detached property in the highly sought-after community of Bridlewood. Perfect for first-time buyers or investors, this home offers stylish updates, a bright open layout, and an unbeatable location directly across from a park and greenspace. Step inside to a welcoming foyer with soaring open-to-below ceilings that fill the home with natural light and create a stunning first impression. The main level features a spacious family room, open dining area, and a functional kitchen designed for cooking, gathering, and entertaining. Step out onto the large composite deck, an ideal spot to enjoy summer BBQs and family get-togethers. Upstairs, the generous primary bedroom includes its own 4-piece ensuite, accompanied by two additional bedrooms and a full 4-piece bathroom. The unfinished basement provides a clean slate for future development, with laundry conveniently located on this level. Fresh paint throughout makes this home move-in ready. Located in a family-friendly, amenity-rich area, you'll love being just steps to schools, playgrounds, shopping, transit, and walking paths. Bridlewood offers quick access to major roadways including Stoney Trail and Macleod Trail, with an easy 25-minute commute to Downtown Calgary. Weekend adventures are a breeze with Spruce Meadows, Fish Creek Park, and the gateway to Kananaskis all close by. A fantastic opportunity to own in one of SW Calgary's most convenient and welcoming communities. Simply move in and start creating new memories.