



**7 Bridleridge Link SW
Calgary, Alberta**

MLS # A2284256



\$499,900

Division:	Bridlewood		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,185 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Fantastic Bridlewood attached home that checks all the boxes for a first time buyer or savvy investor, with NO CONDO or HOA FEES! This well cared for home with a bright south-facing backyard and a serene park directly across the street, offers peaceful views and a great sense of community. Inside you will find over 1700 sq ft of developed living space. The main level is warm and inviting, LVP flooring on main floor, new carpet up and downstairs. Front living room, and a bright kitchen complete with maple cabinets, ample counter space, and stainless steel appliances. In-suite washer and dryer and AIR CONDITIONING add everyday convenience. Upstairs, there are 3 bedrooms and a RENOVATED bathroom. The fully finished basement adds incredible value featuring a spacious 4th bedroom, a full 4 pc bath, a large game and recreation room, and plenty of storage, making it perfect for guests, teens, or a home office setup. Step outside to enjoy the SUNNY south facing backyard, featuring a spacious covered deck with curtains that can be closed on hot days, a thriving vegetable garden, and lots of room to relax and entertain. Parking is a major bonus with a single detached garage, an adjacent parking pad ideal for an RV, and plenty of additional parking on street. Located in a quiet, friendly area known for its kind and helpful neighbors, this home is a short 10 minute walk to Bridlewood Elementary School or JJ O'Brien Catholic School, 15 minutes walk to the Glenmore Christian Academy, 4 minutes drive to Sobey's, an 8 minute drive to the Somerset LRT and the abundant Shawnessy Shopping District. Other local community shops, restaurants, medical clinics and more, easy access to Stoney Trail Ring Road and other major highways, and public transit, make daily life easy and connected.