



**40 Bridleridge Lane SW  
Calgary, Alberta**

**MLS # A2296367**



**\$710,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Bridlewood  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,910 sq.ft.  | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway                            |               |                   |
| <b>Lot Size:</b> | 0.09 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Landscaped, Low Maintenance Landscape |               |                   |

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

OPEN HOUSE THIS SUNDAY MARCH 29 1PM-4PM. ORIGINAL OWNER pride shines in this pristine, mint-condition Bridlewood gem! Offered for the first time, this sleek two-story home boasts ultimate peace of mind with a new roof, new siding, and new gutters (2022). Step inside to sun-drenched living spaces featuring 9-foot knockdown ceilings on main floor, elegant tile, and rich cherry hardwood floors. The open-concept main floor is built for entertaining, showcasing large picturesque windows, a cozy gas fireplace, and a chef-friendly kitchen with stainless steel appliances, a large pantry, and abundant space. A spacious laundry room completes this level. Upstairs, the expansive bonus room with a second gas fireplace is perfect for family movie nights. Retreat to the primary suite featuring a walk-in closet and a spa-like 4-piece ensuite with a soaking tub and stand up shower. Two additional well-sized bedrooms and a full 3-piece bathroom complete the upper floor. Enjoy summer BBQs on the massive rear deck in your private landscaped yard. Perfectly situated walking distance to top-rated schools GLENMORE CHRISTIAN ACADEMY 0.8km, Bridlewood School 0.8km, Monsignor J.J. O'Brien) and just 1.3 km from Sobeys, coffee shops, and restaurants. Truly a turnkey, upgrade-loaded home that feels brand new!