



**14 Bridlerange Circle SW
Calgary, Alberta**

MLS # A2299317

\$749,900



Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,083 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Welcome to 14 Bridlerange Circle SW! Step into this BEAUTIFULLY UPGRADED and SPACIOUS 2-storey home offering 2,945.33 sq ft of total living space, including a fully developed basement—thoughtfully designed for growing families. From the moment you arrive, the charming curb appeal, enhanced by stone accents, vinyl siding, and upgraded front railings, along with a double attached garage, sets the tone for what’s inside. The welcoming foyer opens into a bright, open-concept main floor featuring 9-FOOT CEILINGS and rich HARDWOOD FLOORING that flows throughout the main living areas, creating an airy and elegant feel. The spacious living room is anchored by a beautifully upgraded DOUBLE-SIDED FIREPLACE with modern tile surround and mantle, seamlessly connecting to the dining area and creating a warm, inviting atmosphere for both everyday living and entertaining. The heart of the home is the stunning fully UPGRADED KITCHEN, showcasing refinished cabinetry, stylish backsplash, upgraded countertops, a raised eating bar, and a built-in wine bar, perfectly blending functionality and style. A BRAND-NEW REFRIGERATOR adds even more value. The adjacent dining area is ideal for hosting family dinners and special occasions. A 2-piece bathroom, main floor laundry, and direct access to the double attached garage add everyday convenience. Step outside to your newly built 10’ x 20’ deck with durable steel railings, complemented by a spacious private backyard—perfect for summer BBQs, entertaining, or simply relaxing. Enjoy evenings under the OUTDOOR SMART CEILING LIGHTING SYSTEM, adding both ambiance and modern convenience to your outdoor space. Upstairs, you’ll find a rare and highly desirable bonus family room—perfect for movie nights, a kids’ play area, or a

second living space. The UPGRADED STAIRCASE with modern railings adds a stylish architectural touch. The primary retreat offers a peaceful escape, complete with a walk-in closet and a luxurious 5-piece ensuite featuring double sinks, a soaker tub, and a separate shower. Two additional generously sized bedrooms and a full 4-piece bathroom complete the upper level—perfect for a growing family. The FULLY DEVELOPED BASEMENT expands your living space with a large recreation room featuring a wet bar—ideal for entertaining or family fun nights. You’ll also find two additional bedrooms, a home office, and a 3-piece bathroom, offering incredible flexibility for guests, teens, or multi-generational living. Located in the highly sought-after community of BRIDLEWOOD, this home offers a family-friendly lifestyle with UNBEATABLE CONVENIENCE: walking distance to parks, playgrounds, and pathways, THREE EXCELLENT SCHOOLS and daycare options, quick connections to major routes for commuting, and overall a safe, welcoming neighborhood. With its thoughtful upgrades, modern finishes, and expansive living spaces, this home delivers exceptional value and comfort for today’s growing family.