



**GRASSROOTS**  
REALTY GROUP

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**321 Bridleridge View SW**  
**Calgary, Alberta**

**MLS # A2125857**



**\$725,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,225 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Enclosed, Front Drive, Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn, Irregular Lot, Landscaped, Level, Pie Shaped L		

<b>Heating:</b>	Central, High Efficiency, Make-up Air, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this spacious family home located on one of the largest lots in Bridlewood! With over 2700 sqft of finished living space, this property offers a rare opportunity for comfortable living and comes with an already approved development permit for a basement suite! As you enter, you're greeted by a large mudroom, conveniently connected to the front attached double garage. The main floor boasts 9' ceilings, an open layout featuring a front living room, a generous kitchen with island and pantry, a cozy family room with fireplace, and a formal dining area. Sliding doors lead to the expansive backyard, perfect for outdoor entertaining and play. Upstairs, you'll find a large bonus room, a spacious primary bedroom with a 5-piece ensuite and walk-in closet, two additional bedrooms, a 4-piece bath, and a convenient top-floor laundry. The walk-up basement is professionally finished and comes with an approved development for a basement suite. Currently, it features a bedroom with laundry, a 4-piece bath, a kitchenette, a living room, and an exterior door leading to the backyard. The large utility room provides ample storage space and is accessible from the main floor. Situated on a quiet, no-exit street, this home is within walking distance to local schools and shopping centers, offering an excellent location within the community. Don't miss the opportunity to experience the great layout of this home - check out the floor plan and 3D tour today!