



**177 Bridleridge View SW  
Calgary, Alberta**

**MLS # A2152102**



**\$739,999**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,140 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** None

**OPEN HOUSE SATURDAY JULY 27 2024 2PM-4PM!!** Welcome to your new beautiful air-conditioned family home in the sought out community of Bridlewood! This amazing home has over 2100sqft of living space with 3 bedrooms and 2 and a half bathrooms. As you enter the spacious home you will be met with a large open office/flex space that leads to an open concept main floor with 9ft ceilings. The modern kitchen has all stainless steel appliances, granite countertops, a raised eating bar and tons of cupboard and counter space. This home has a great walk-through pantry that provides you with ample storage and a mud room that leads you to your insulated double garage. The main living area off the kitchen has a natural gas fireplace and large windows to allow in lots of natural light for you to enjoy. Also has a sunny dining area to enjoy meals with your family and friends. This home is excellent for entertaining. Upstairs you will love the massive bonus room perfect for a movie night or just relaxing. The primary bedroom is ample for a king bedroom set with still space to spare. There is a large walk in closet and a luxurious 5-piece bathroom with two separate sinks, one on each side of the bathroom for each person to enjoy their own space while getting ready. Also has a large soaker tub with separate walk in shower and a water closet. It is a perfect spa like bathroom. Two additional generously sized bedrooms , 4-piece bathroom, laundry room and linen closet finish up the upper level. Downstairs is undeveloped and awaiting your personal touch. The rough-in plumbing is ready for a full washroom, and plenty of space for a bedroom and living space. Home also features a large fenced-in backyard with ample greenspace and deck. Bridlewood has schools for all ages, convenient for transit, easy access to shopping and major thoroughfares. Lots of greenspace and pathways for

walking, jogging, or biking. Short drive to the community recreation center for skating, swimming, or other gym activities and the public library. This neighborhood offers all the amenities you could want, and more. A must see home.