



**121 Bridlerange Circle SW**  
**Calgary, Alberta**

**MLS # A2160601**



**\$749,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,280 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Hot Tub

**\*\*OPEN HOUSE ON AUGUST 31ST BETWEEN 1:00 pm & 3:30 pm\*\*** This immaculately well-kept 2-story air-conditioned home in a quiet location with over 3200 sq ft of developed space will not disappoint. The front entrance leads you to an open concept main floor featuring 9ft ceilings, a large Den/Formal dining room, a family room with a cozy gas fireplace, a dining area and a kitchen with ample counter space as well as a center island/eating bar and a walk in pantry. The upper floor consists of the ever-popular Bonus room with vaulted ceilings and a dedicated office/desk area, a spacious Primary Bedroom enjoying the benefits of a walk in closet and a 5 piece ensuite with 2 sinks and a deep soaker tub, 2 other good sized bedrooms and a 4 piece bath. The fully developed basement has a large 4th bedroom, a 3-piece bath and a rec room/gym and games room area to be utilized as you see fit. The yard is fully fenced and landscaped with a sizable deck, a patio for the BBQ and last but not least a hot tub. The roof and siding were replaced in 2022. Quick access to 3 schools, Stoney & Macleod trails, shopping and a short distance to Fish Creek Park with all of its walking & cycling trails. A true Gem for sure!