



**71 Bridleridge Crescent SW  
Calgary, Alberta**

**MLS # A2196537**



**\$645,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Bridlewood                                   |               |                   |
| <b>Type:</b>     | Residential/House                            |               |                   |
| <b>Style:</b>    | 2 Storey                                     |               |                   |
| <b>Size:</b>     | 1,646 sq.ft.                                 | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                       |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                    |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Lawn, Rectangular Lot |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, 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>   | Breakfast Bar, Granite Counters, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar |                   |     |

**Inclusions:** None

OPEN HOUSE\*\*\* APRIL 26, and 27 SAT AND SUN 2PM TO 4PM! Welcome to 71 Bridleridge Crescent SW, a beautiful FULLY DETACHED HOME in the sought-after community of Bridlewood. This well-maintained and FRESHLY PAINTED TWO-STORY property features 4 SPACIOUS BEDROOMS, 3.5 BATHROOMS, a FINISHED BASEMENT, and an ATTACHED DOUBLE GARAGE. Modern open floor plan - main floor features gorgeous hardwood flooring, Kitchen features white cabinetry, STAINLESS STEEL APPLIANCES, a corner walk-in pantry, a large island with dual sinks, and ample counter space. Sliding doors open to a COVERED DECK with skylights, perfect for year-round outdoor relaxation, this home is perfect for families looking for comfort, style, and functionality. Close to schools, parks, and shopping, with easy access to transit & major roads like Stoney Trail & Macleod Trail. This home is a fantastic opportunity to own a spacious, MOVE-IN READY home in Bridlewood. Whether you're a growing family or looking for a home with additional living space, 71 Bridleridge Crescent SW offers it all.