



GRASSROOTS
REALTY GROUP

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278 Bridleridge Way SW
Calgary, Alberta

MLS # A2212997



\$664,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,427 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Exceptional family home on a spacious lot, just a short walk from Bridlewood School (K-6) and connected to the neighborhood playground. Thoughtfully updated and beautifully presented, this home offers incredible value and modern comfort. The open-concept main floor features trendy colours, stylish decor, and a bright kitchen with a walk-in pantry, updated countertops, new dishwasher and hood fan, plus an island with a breakfast bar that flows into the great room and sunny dining area with a bay window overlooking the backyard. Upstairs offers three generously sized bedrooms, including a primary suite with a walk-in closet and private ensuite featuring an oversized shower. The fully developed basement is a cozy retreat ideal for movie nights or relaxing with the family. Enjoy outdoor living on the upgraded, expansive deck with beautifully landscaped surroundings. Recent upgrades include new vinyl plank flooring (main and basement), tile in the main bathroom, carpet throughout, fully renovated basement, new hot water tank, brand new microwave and stove, upgraded washer, dryer, fridge, and dishwasher, fresh paint throughout, new baseboards and casings, freshly painted railings, kitchen cabinets, vanities, and deck, new countertops and faucets, and a fully renovated main bathroom. This stunning home combines functionality, style, and location, an absolute must-see for families seeking a modern haven in a connected community.