

\$599,900 - 49 Bridleridge Road Sw, Calgary

MLS® #A2088184

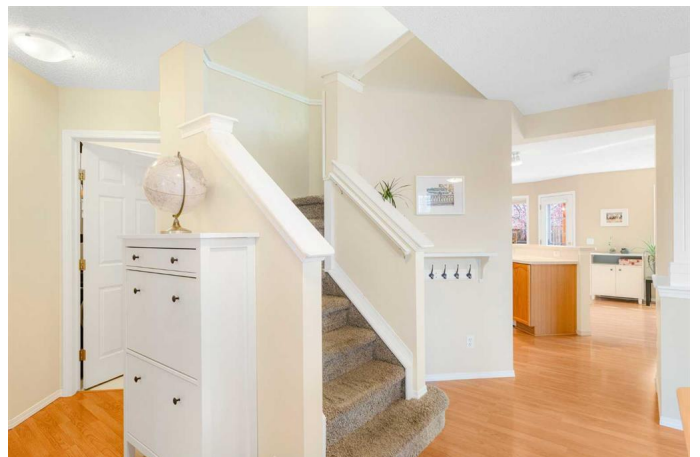
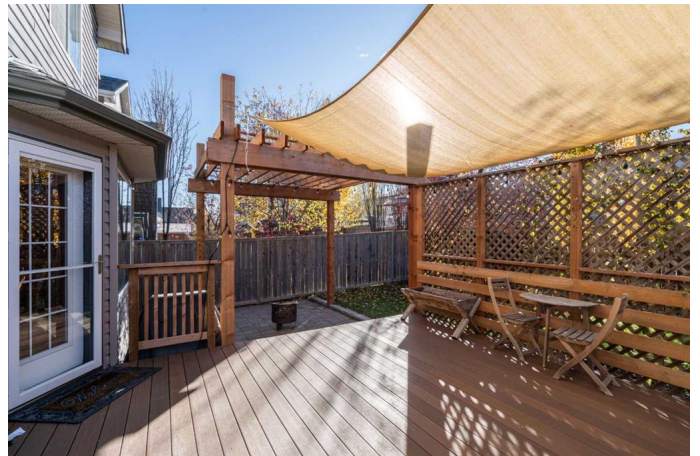
\$599,900

3 Bedroom, 3.00 Bathroom, 1,995 sqft

Residential on 0.10 Acres

Bridlewood, Calgary, Alberta

Come check out this well maintained two-storey home in the established community of Bridlewood, offering tons of space for your growing family, a beautifully landscaped backyard, and a double attached garage. Walking into the front foyer is a flexible den with room to house your home office, a creative craft studio and playroom for the little ones or a cozy reading nook leading into the main living area. The bright and spacious living room has large windows and an open seating area overlooking the backyard and kitchen and also has a rough-in to install a gas fireplace along the main outside wall. In the kitchen is tons of storage inside the walk-through pantry, connected to the main floor laundry room leading into the mudroom. Beside the fridge is an out-of-the-way coffee bar, which complements the generous counter & cupboard space. The breakfast nook is filled with natural light and the perfect spot to enjoy your meals, overlooking the landscaped backyard patio. Upstairs, you'll enjoy even more natural lighting with the large windows in the flexible bonus room with endless options! The primary bedroom offers a four-piece ensuite bathroom with a stall shower, a beautiful soaker tub to enjoy after a long day, and a connected walk-in closet! Off the primary, there are two additional bedrooms and a three-piece bathroom to finish the second level. Enjoy the beautifully landscaped backyard with a stone patio and newly built pergola, deck and woodshed, making this the



perfect place for those summer night fires or backyard barbeques. The homey feel outside extends your living room into the backyard during summer. You™ll be able to enjoy private family time outdoors in the treed yard. There™s also privacy screening on the composite deck and raised garden boxes for the green thumb in the family. The double attached garage has an upgraded and insulated door with a quiet opener and insulated and drywalled walls, so you'll have a warmer garage and peace of mind in the winter. Many big-ticket items have been taken care of, including upgraded shingles, gutters and downspouts, newer siding, and a recently replaced hot water tank. The basement windows have also been upgraded to egress, making additional bedrooms in development plans a breeze. This home is in a fantastic location with quick and easy access to the shopping centers in Shawnessy and Bridlewood, Transit, including the C-Train, schools for all grades and easy access to Stoney Trail, MacLeod Trail and 162 AV. For post-secondary students, St. Mary™s University is located minutes away. There™s also direct access from the train line to the University of Calgary, SAIT, and the Alberta University of the Arts, and also located minutes from Fish Creek Park and Spruce Meadows, with quick access to both Kananaskis and the Sandy Cross Conservation area. This home is the perfect place to grow your family! Come see why Bridlewood is one of the best neighbourhoods! You™ll love living here!

Built in 2002

Essential Information

MLS® #	A2088184
Price	\$599,900
Sold Price	\$588,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,995
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	49 Bridleridge Road Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4E1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Insulated

Interior

Interior Features	Kitchen Island, Laminate Counters, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Other, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Awning(s)
Lot Description	Back Yard, Gazebo, Front Yard, Landscaped, Many Trees, Paved, Treed
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2023
Date Sold	November 1st, 2023
Days on Market	13
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	ONE PERCENT REALTY
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