

\$674,900 - 44 Bridlemeadows Common Sw, Calgary

MLS® #A2117811

\$674,900

4 Bedroom, 3.00 Bathroom, 1,185 sqft

Residential on 0.11 Acres

Bridlewood, Calgary, Alberta

This Bi-Level is a former show home, original owners and pride of ownership make this home a

must see! The unique layout provides many opportunities for families, empty nesters or investors alike.

A neatly landscaped front yard enhances the curb appeal, with a front drive double garage. The

large corner lot provides an RV gate on the side for those who wish to park their RV.

This home was fully developed by the builder, it has almost 2000 sq ft of living space so there is

plenty of room for everyone.

Upon entering the home, you're greeted by a spacious foyer with stylish Austrian Cypress

engineered hardwood flooring and natural light streaming through your front windows.

Ascending a short flight of stairs, there are 2 bedrooms upstairs (one is currently being used as

an office). Retreat to the primary bedroom which boasts a spacious layout, a walk-in closet,

and an ensuite bathroom with a soaking tub, and a separate shower. The second bedroom is

generously sized and features ample closet space and large windows for natural light. The other main floor full bathroom is very convenient. The main living area, which includes an



open-concept layout comprising the living room, dining area, and kitchen. The living room

features a cozy fireplace surrounded by river rock as the focal point. Adjacent to the living room

is the dining area, perfect for hosting intimate dinners or gatherings with friends and family.

Sliding glass doors that feature built in blinds lead to a spacious private deck, with a natural gas

line for the BBQ and firepit if desired. The gourmet kitchen is a chef's dream, featuring high-end

appliances, custom cabinetry, and granite countertops. A center island with bar seating provides additional workspace and serves as a casual dining area. Stylish lighting illuminates the

kitchen, with plenty of storage for pantry items and kitchen essentials. Vaulted ceilings provide

a spacious/open feeling throughout the upper level. This home has central air conditioning for

those hot summer days/nights to provide additional comfort.

Descending a few steps from the main level, the lower level has two additional bedrooms which

are generously sized and features plenty of closet space and large windows for natural light. A

3rd full bathroom is also found on this level.

The living area downstairs is open and is also dedicated to entertainment and recreation, featuring a spacious rec room with a 2nd natural gas

fireplace and a custom log pool table. This versatile space offers endless possibilities for fun and

relaxation, whether hosting game nights with friends, watching movies, or simply unwinding after a long day.

This location is outstanding, only minutes to Fish Creek Park and Highways 201 and 22x for mountain getaways! Lots of walkable shopping in the community plus nearby Buffalo Run Shops, Shops at Shawnessy and South Centre Mall. There is also numerous schools within walking distance. This move-in ready home is the perfect place to call home!

Built in 2004

Essential Information

MLS® #	A2117811
Price	\$674,900
Sold Price	\$680,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,185
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	44 Bridlemeadows Common Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y4V4

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Enclosed, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, RV Gated

Interior

Interior Features	Ceiling Fan(s), Granite Counters, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Blower Fan, Factory Built, Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Corner Lot, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 26th, 2024
Days on Market	29
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Elite Realty
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