

\$695,000 - 99 Bridleridge Crescent Sw, Calgary

MLS® #A2172342

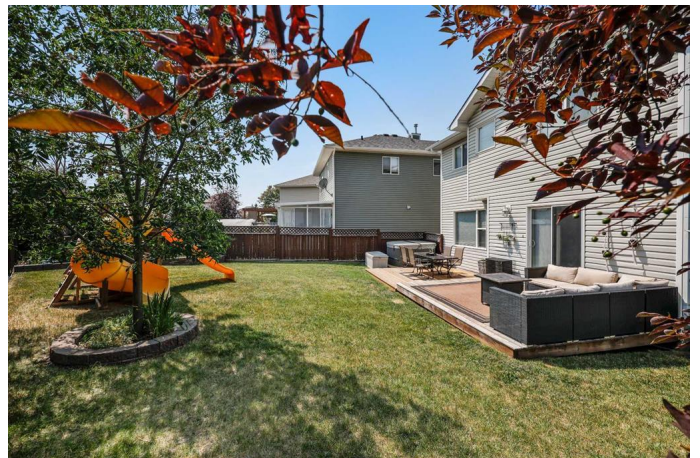
\$695,000

3 Bedroom, 4.00 Bathroom, 1,909 sqft

Residential on 0.11 Acres

Bridlewood, Calgary, Alberta

BEAUTIFUL INSIDE AND OUT! That is what you will discover at 99 Bridleridge Crescent. A home that has been loved, taken care of and nurtured with care, lovely design and pride in ownership. It not just a house but a home that you and your family will enjoy and appreciate for years to come. Step in to discover over 2600+sqft of developed living space commencing with a spacious foyer that opens up to a bright, beautiful and thoughtfully designed open floor plan. Seamlessly you notice the large office offering a built-in desk with storage and shelves, floor to ceiling with crown molding allowing you to manage your space while nicely closing it all up for the next days work. The cutest half bath to the right prior to the open living space includes feature wall paper and molding allowing a gaze of appreciation to all who pass by. Opening up to the main living space, the first thing you notice is the amazing abundance of natural daylight that enters this home. So nice to sit and enjoy the natural rays of sunshine that flow in while you are enjoying your meals and family time. The custom over sized island is perfect for entertaining. The refinished cabinets offer an elevated design feel complimented with the updated gold hardware. Enjoy the over sized sil granite undermount sink with modern faucet and extended custom cabinetry and shelving offering even more space to prep and store additional items. Adjacent to the gorgeous kitchen you have French sliding doors that open to the huge pie lot and over sized low



profile 2-tiered deck. You will absolutely love this yard! Wide and expansive creates an amazing space for the kids to play, tons of room for guests and summer activities, in addition to having a gate to a back lane - added privacy and wonderful access if required. Step back into the home and venture into the eclectic with modern chic styled living room with a black floor to ceiling tiled feature fireplace with wooden mantle and over sized feature window overlooking the spacious yard. Head up to the upper floor to tour the fantastic Bonus Room with 9ft ceiling at the front of the home along with three sizeable bedrooms, each representing style and design with attention to detail including wainscotting, feature walls and updated hardware. The Primary suite offers you a secluded getaway with your very own private en suite with separate shower and large soaker tub with tile surround and nice sized walk-in closet. A full four piece main bath completes this level. The lower level has you pass by a designated laundry room to the FULLY FINISHED basement boasting an open space ready for a variety of options. A great media area, gym area, games and recreation space or as these home owners have done, created a large room for guests to enjoy. A full bath and storage area are offered in addition to the utility room and cubby space by the stairs. Truly, a well taken care of home that has been updated and waiting for a wonderful new family to call it home.

Built in 2003

Essential Information

MLS® #	A2172342
Price	\$695,000
Sold Price	\$687,000
Bedrooms	3

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,909
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	99 Bridleridge Crescent Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4E9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Street Lighting, Pie

99 BRIDLERIDGE CRESCENT SW

RECA MEASUREMENT STANDARD - CALGARY, AB
 MAIN LEVEL (AG) - 827.85 Sq Ft / 76.91 m²
 UPPER LEVEL (AG) - 1,081.63 Sq Ft / 100.48 m²
 TOTAL ABOVE GRADE RMS SIZE - 1,909.48 Sq Ft / 177.39 m²

BASEMENT DEVELOPED AREA (BG) - 711.66 Sq Ft / 66.11 m²
 BASEMENT UNDEVELOPED AREA (BG) - 71.62 Sq Ft / 6.65 m²
 TOTAL AG/BG AREA - 2692.76 Sq Ft / 250.15 m²



	Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2024
Date Sold	October 24th, 2024
Days on Market	13
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	Jayman Realty Inc.
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