

# \$629,900 - 72 Bridleridge Court Sw, Calgary

MLS® #A2173803

**\$629,900**

3 Bedroom, 3.00 Bathroom, 1,672 sqft

Residential on 0.11 Acres

Bridlewood, Calgary, Alberta

Welcome to this UPDATED 2-storey family home, nestled in a massive pie-shaped lot on a quiet cul-de-sac in the sought-after community of Bridlewood. Just minutes from schools [Bridlewood School (K-6), Samuel W. Shaw School (5-9), Glenmore Christian Academy(K-9)]. This charming property offers 3 beds, 2.5 baths, and lots of modern upgrades. As you walk in, you are greeted by an open floor plan, freshly painted throughout, updated light fixtures and brand new, luxurious vinyl plank flooring that flows throughout the main level. The convenient office area, ideal for work from home, welcomes you upon entry. The bright and cozy living room features a gas fireplace and big windows with views of the beautiful yard. The kitchen boasts maple cupboards and ample counter space. The bright dining area is ideal for meals, with a door providing access and views to the outdoor living space. The enormous backyard is a private oasis designed for outdoor enjoyment, featuring a new 3-tier deck. It's perfect for summer barbecues and includes a hot tub, cozy fire pit area, and beautiful solarium that adds extra space for relaxing or entertaining. The pergola and newly laid grass create a serene setting. It also has a room for dog run, a tool shed and more storage space. Back inside, heading upstairs, you will find a large bonus room with huge windows. The master suite is a true retreat with a 4pc ensuite and a walk-in closet, while the 2nd and 3rd bedrooms are bright and spacious,



complemented by a 4pc bath and a laundry room that complete this level. The large, unfinished basement with 2 big windows offers endless possibilities for future development. With a low-maintenance front yard and hot water on demand, new shingles (2023), this home is as practical as it is beautiful. Situated close to schools, Fish Creek Park, playgrounds, transit, shopping, dining, walking trails and Spruce Meadows. Additionally, it offers easy access to Stoney Trail and Costco. Donâ€™t miss the opportunity to make this exceptional property your own!

Built in 2004

**Essential Information**

MLS® #	A2173803
Price	\$629,900
Sold Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,672
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	72 Bridleridge Court Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4M5

## Amenities

Parking Spaces	4
Parking	Double Garage Attached

## Interior

Interior Features	Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 18th, 2024
Date Sold	October 30th, 2024
Days on Market	12
Zoning	R-G
HOA Fees	0.00

## Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.