

**85 Bridleridge Road SW**  
**Calgary, Alberta**

**MLS # A2257420**



**\$599,900**

|                  |                                                                 |               |                   |
|------------------|-----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bridlewood                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                               |               |                   |
| <b>Style:</b>    | 2 Storey                                                        |               |                   |
| <b>Size:</b>     | 1,417 sq.ft.                                                    | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 3                                                               | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                          |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Gazebo, Landscaped, Rectangular Lot, Street Lighting |               |                   |

|                    |                                            |                   |     |
|--------------------|--------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                    | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum                 | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                            | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                            | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Laminate Counters, No Smoking Home, Pantry |                   |     |

**Inclusions:** Wall unit in living room, sideboard in dining room, wall unit in 2ns bedroom, cabinet in foyer

Kept in absolutely immaculate condition, this two storey attached garage home is in MOVE IN condition. As soon as you enter the home, the attention to detail is clear. Relax in the open living/dining room that boasts gorgeous real hardwood floors and a gas fireplace to cozy up to on cold days. The spacious kitchen has a pantry and newer fridge. You do not have to lug dirty clothes up and down as the laundry is on the main floor. Upstairs, you will find three bedrooms including a huge master bedroom with a walk in closet and a three piece en suite. From the dining area, you walk onto a deck with a pergola that has motorized blinds and looks onto a beautiful West facing back yard. The yard is a gardener's dream with its raised and irrigated beds. The professionally built shed/greenhouse is powered and is the perfect 'she shed' or greenhouse. Keep the cars cozy and warm in the heated double attached garage. Rest easy knowing the class 4 impact resistant shingles are only 2 years old. You will fall in love with this home the moment you drive up. Do not miss it!