

40 Bridleridge Lane SW
Calgary, Alberta

MLS # A2296367



\$710,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,910 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Low Maintenance Landscape		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE THIS SUNDAY MARCH 29 1PM-4PM. ORIGINAL OWNER pride shines in this pristine, mint-condition Bridlewood gem! Offered for the first time, this sleek two-story home boasts ultimate peace of mind with a new roof, new siding, and new gutters (2022). Step inside to sun-drenched living spaces featuring 9-foot knockdown ceilings on main floor, elegant tile, and rich cherry hardwood floors. The open-concept main floor is built for entertaining, showcasing large picturesque windows, a cozy gas fireplace, and a chef-friendly kitchen with stainless steel appliances, a large pantry, and abundant space. A spacious laundry room completes this level. Upstairs, the expansive bonus room with a second gas fireplace is perfect for family movie nights. Retreat to the primary suite featuring a walk-in closet and a spa-like 4-piece ensuite with a soaking tub and stand up shower. Two additional well-sized bedrooms and a full 3-piece bathroom complete the upper floor. Enjoy summer BBQs on the massive rear deck in your private landscaped yard. Perfectly situated walking distance to top-rated schools GLENMORE CHRISTIAN ACADEMY 0.8km, Bridlewood School 0.8km, Monsignor J.J. O'Brien) and just 1.3 km from Sobeys, coffee shops, and restaurants. Truly a turnkey, upgrade-loaded home that feels brand new!