

138 Bridlerange Place SW
Calgary, Alberta

MLS # A2313340



\$599,000

Division:	Bridlewood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,882 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Garden, Gazebo, Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Nestled at the end of a quiet cul-de-sac steps from Bridlewood School, this thoughtfully updated property offers over 2,600 SqFt of refined living space. The home welcomes you with an impressive open-to-above foyer that bathes the interior in abundant natural light. 9 foot ceilings and stunning hardwood floors create a seamless flow throughout the highly desirable main-level floor plan. Practicality meets elevated design with a dedicated mudroom off the garage and an exceptionally large laundry room complete with built-in cabinetry and ample storage space. The open-concept main living area is expertly designed for both relaxing and entertaining. A striking corner fireplace finished in marble-look tile anchors the living room, which overlooks a mature, east-facing yard. The adjoining kitchen features rich wood cabinetry, stainless steel appliances, and sleek quartz countertops. A stylish metallic silver backsplash, a central island with seating, and a corner pantry complete this highly functional culinary space. The dining area provides plenty of room for guests and offers direct access to the balcony. Upstairs, a versatile loft space serves as an ideal home office or reading nook. The oversized master suite provides a true daily retreat, offering ample room for a private sitting area, a huge walk-in closet, and a luxurious five-piece ensuite bathroom, which includes a separate shower, an oversized sunken corner bathtub, and a private WC. Two additional large bedrooms and a full family bathroom complete the upper level. The fully finished basement expands your living options with large windows and an expansive open layout. This flexible lower level easily accommodates a second home office, a family recreation space, a home gym, or a future 4th bedroom, a 3rd full bathroom, all complemented by a convenient wet bar. Recent exterior upgrades, including a newer roof and

completely replaced siding, offer deep peace of mind and true move-in readiness for the next owner. Outside, multiple seating areas invite you to enjoy the mature surroundings and entertain with ease. The elevated deck features privacy screens and a dedicated gas line for grilling, while a lower patio offers a quiet space to unwind. Beyond the property lines, you have immediate access to scenic walking paths. This exceptional location places you within walking distance of local community schools. You are also just minutes from shopping, dining, and professional services at The Shoppes of Bridlewood, a short ten-minute drive to Costco, and perfectly positioned for quick commutes via Stoney Trail.