587-899-3773
justin@realtyaces.ca

49 Bridleridge Road SW
Calgary, Alberta

MLS # A2351891

$639,923

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,987 sq.ft.	**Age:**	2002 (24 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Fro		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, No Back Lane, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-1N
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Ceiling Fan(s), Open Floorplan, Pantry		

Inclusions: Shed (2)

49 Bridleridge Road SW | A beautifully landscaped 2-storey home offering three bedrooms upstairs, a fourth bedroom on the lower level, & inviting spaces to gather, relax, & entertain. Large windows fill the main-floor family room with natural light & frame views of the backyard, where a deck & pergola create a welcoming setting for summer evenings & backyard barbecues. The open-concept layout connects the family room, kitchen, & dining area, making everyday living & entertaining effortless. A walk-through pantry links the kitchen to the main-floor laundry room & mudroom, adding practical convenience. Upstairs, the spacious bonus room features large windows, a desk nook, & built-in storage. The primary bedroom offers a four-piece ensuite with a separate tub & shower, leading to a walk-in closet. Two additional bedrooms complete the upper level. Downstairs, the fourth bedroom is complemented by a large unfinished area with potential for a future games room or additional living space. Basement windows have also been upgraded to egress. Enjoy convenient access to shopping, Bridlewood Wetlands Park, Evergreen Playground, schools for all grades, & transit connections, including the C-Train. Stoney Trail, Macleod Trail, & 162 Avenue provide easy access around the City, while St. Mary's University is just minutes away.

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