



GRASSROOTS
REALTY GROUP

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274 Bridleridge Way SW
Calgary, Alberta

MLS # A2291226



\$550,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,307 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home		

Inclusions: N/A

Welcome to an exceptional opportunity in the sought-after community of Bridlewood. Perfectly positioned directly across from an expansive park, this elegant two-storey residence offers approximately 1,300 square feet of thoughtfully designed living space, fully developed across all three levels, complete with a double attached garage. Step inside to discover bright, inviting interiors designed for everyday living and effortless entertaining. The main level features a convenient three-piece bathroom, spacious principal living areas, dinette, kitchen, living area and a functional layout that flows seamlessly throughout the home. Upstairs, you'll find three generously sized bedrooms, accompanied by a well-appointed four-piece bathroom with a cheater ensuite door, creating both comfort and privacy for family living. The fully finished lower level offers exceptional versatility with a spacious recreation room, dedicated office area, and endless possibilities for a home gym, children's playroom, media lounge, or additional flex space to suit your lifestyle. Outside, the fully fenced, child-safe backyard provides a private retreat, highlighted by a lock stone patio, newer balcony deck with privacy wall—perfect for summer barbecues, outdoor dining, or simply relaxing after a busy day. The home's desirable west-facing front exposure fills the property with warm afternoon and evening sunshine, equipped with Air Conditioning and a Newer Furnace, while the park just steps away creates an extension of your own outdoor living space. With its outstanding location, functional floor plan, fully developed living space, and family-friendly setting, this Bridlewood home offers the perfect balance of comfort, style, and everyday convenience. This is more than just a home—it's a lifestyle designed for families who appreciate space, nature, and the feeling of coming home.

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