



**19 Bridleridge Green SW
Calgary, Alberta**

MLS # A2299380



\$724,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,950 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Radon System, Anti-scale and Anti-rust System, Tv Wall Mount, Outdoor Planters x3

Renovated Home in Bridlewood – Perfect for families Located in the family-friendly community of Bridlewood, this stunning home offers a bright and functional layout. The spacious entrance opens to an open-concept main floor with 9’ ceilings and central A/C. The fully renovated kitchen features timeless white and dark cabinetry, quartz countertops with a large island, upgraded stainless steel appliances, and a gas range. A walk-through pantry leads to the laundry room with additional built-in storage. The dining area flows seamlessly into the cozy living room with a gas fireplace, ideal for family gatherings. Upstairs, you’ll find a bright bonus room with custom built-ins and a fully renovated 4-piece bathroom with matte black fixtures and stylish tile. The spacious primary suite includes a walk-in closet with custom built-ins and a luxurious 5-piece ensuite with dual sinks, matte black fixtures, a freestanding soaker tub, and a glass surround shower. Two additional bedrooms with built-ins complete the upper level. The fully finished basement offers a family room with a TV mount, a 4th bedroom, den/office, 3-piece bathroom, ample storage, and a large mechanical room with motion lights. Some images have been virtually staged to illustrate the property’s potential. Upgrades include a new Lennox furnace (2026), a new garage door opener with the latest WiFi technology, an anti-scale and anti-rust system, an Ecobee thermostat with room temperature sensors, central vacuum, radon mitigation, a newer hot water tank (2020), updated shingles, soffit, and west-side siding (2022), and a new fence on the left side. The west-facing backyard is perfect for Alberta sunsets, featuring a composite deck, privacy wall, and stamped concrete patio. Enjoy easy access to shopping, dining, multiple schools including Glenmore Christian Academy, and Fish Creek Provincial

Park—one of North America’s largest urban parks, perfect for walking, biking, bird watching, and fishing. Conveniently located just a 7-minute drive to Costco, restaurants, medical offices, and grocery stores.