



**309 Bridleridge Way SW
Calgary, Alberta**

MLS # A2303250



\$545,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,383 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

Inclusions: N/A

****Immediate Possession Available **** Welcome to 309 Bridleridge Way SW, a two-storey home in the family-friendly community of Bridlewood. Offering 1,383 sq ft of living space, this home features 3 bedrooms and 2 full bathrooms, making it a great fit for families or first-time buyers. It has Central Air Conditioning to made your summer comfortable and enjoyable. The main floor is bright and functional, with a newly renovated spacious kitchen complete with a central island, breakfast bar, stainless steel appliances flowing into both the living and dining area. Newer flooring throughout the main level for comfort and practicality. Upstairs, you'll find three well-sized bedrooms and a big bonus room with a fireplace , while the full unfinished basement provides a great opportunity to customize additional living space to suit your needs. Outside, the fully fenced yard includes a two level deck perfect for relaxing or entertaining. The attached double garage offers convenient parking and storage. Located close to parks, many schools, playgrounds, and shopping, this home combines everyday convenience with a welcoming neighborhood setting.