



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**10 Bridlerange Circle SW  
Calgary, Alberta**

**MLS # A2304919**

**\$749,000**



<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,928 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Tray Ceiling(s)		
<b>Inclusions:</b>	N/A		

Welcome to 10 Bridlerange Circle SW, a beautifully maintained detached home in the heart of Bridlewood, perfectly located just minutes from schools, parks, and everyday shopping. This home truly stands out on the block with its thoughtful upgrades and pride of ownership throughout. The double attached garage with a full driveway offers plenty of parking, while the backyard is a rare find—fully landscaped and designed for relaxing or entertaining, featuring a spacious deck, paver patio, gazebo, and a cozy firepit area. Inside, you’re welcomed by a bright and open main floor with large windows that bring in tons of natural light, a comfortable living room with a gas fireplace, a functional den space, and a seamless open-concept kitchen and living area. The home has been recently refreshed with new paint and hardwood flooring, along with custom panel detailing on the stairs that adds a modern touch. Upstairs, a stunning bonus room with custom cabinetry offers the perfect space to unwind, along with a dedicated office area for working or studying. The primary bedroom is thoughtfully designed with a tray ceiling, a spacious walk-in closet with custom organizers, and a 4-piece ensuite. Two additional bedrooms are well-sized—one featuring stylish wall panels and its own walk-in closet, while the other is ideal for kids or guests—plus a full family bathroom. The fully developed basement with a separate entrance adds incredible value, offering a kitchen, large living space, laundry, bathroom, and a bedroom with a walk-in closet—perfect for extended family or potential rental use. With upgrades throughout and a layout that checks all the boxes, this is a home that’s hard to find and even harder to beat.