



**142 Bridlerange Place SW  
Calgary, Alberta**

**MLS # A2314139**



**\$600,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,857 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, No Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows		

**Inclusions:** Deep Freezer

Some homes feel like a project. This one feels like a fresh start. The painting is done. The basement is finished. The roof, siding, fascia, garage door, and hot water tank have all been updated. Instead of spending your weekends planning renovations, you can spend them settling in. Tucked away on a quiet cul-de-sac in Bridlewood, this bright and beautifully refreshed home offers the kind of space, comfort, and functionality buyers are searching for but rarely find in one package. Fresh paint, new carpet, thoughtful updates throughout, and more than 1,800 square feet above grade create a home that feels move-in ready from the moment you walk through the door. The main floor is warm and welcoming with generous living spaces, a spacious kitchen, convenient main floor laundry, and a dining area that opens directly onto the back deck and fully fenced backyard. The living room centres around the fireplace, creating a comfortable gathering space for everyday life. Upstairs, three generous bedrooms provide room to grow, including a spacious primary retreat complete with a full ensuite. Downstairs, the newly developed basement adds a large recreation room, full bathroom, and valuable storage space, giving you the flexibility every growing family needs. Whether it is summer barbecues on the deck, movie nights downstairs, or morning coffee before the school run, this is a home designed for real life. Add in a double attached garage, close proximity to schools, shopping, transit, parks, and quick access to Stoney Trail, and you have a home that is as practical as it is inviting. Move-in ready, thoughtfully updated, and ready for whatever comes next.