



**293 Bridleridge View SW
Calgary, Alberta**

MLS # A2315590



\$699,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,956 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.08 Acre		
Lot Feat:	No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s), Wet Bar		

Inclusions: Window coverings except primary bedroom drapes

This is the home to buy in Bridlewood! Steps from public and catholic elementary and junior high schools, this could be the perfect new home for you and your growing family! There's nothing better than starting FRESH in a one owner property like this. Touring through, you will notice the welcoming foyer that offers space enough greeting friends and family. Straight ahead the den offers a separate office space or play area for the kids! Following the hallway, you will be delighted to find the beautifully thought out and maintained kitchen, dining and living space. This main floor truly speaks for itself. The kitchen showcases GRANITE counter tops, glass face & solid maple cabinetry, a large step in PANTRY, shiny stainless-steel appliances and extra seating at the ISLAND. Off to the side of the kitchen is a spacious dining area that can fit plenty of hungry mouths! Your new living room is equipped with a gas FIREPLACE with a mantel, large windows and ample sitting room for all new kinds of furniture. With the 2-pc bathroom off to the side, the intension of an amazing floorplan really shines. The laundry and mud room hosts extra storage area as well as side by side washer and dryer, perfectly and conveniently next to the stairs to the upper level. The EXETENDED, BRIGHT bonus room on the second floor feels both comfy and intentional as you can imagine relaxing on the couch with a drink from your wet bar (that matches the kitchen) while peeking through the large south facing windows. The primary bedroom is one to brag about. Large in itself, the addition of the beautiful ensuite makes it dreamlike. The ensuite hosts two vanities- one sink, one make-up station, a large soaker tub, stand alone shower, ample shelving and a respectfully sized WALK-IN closet. The second and third bedrooms and their main bathroom make up the rest of this level so elegantly. Heading to the

basement, you are greeted with a large living area and FOURTH bedroom, perfect for any guests or older teens who need the separation. The backyard hosts the beautiful deck with GLASS RAILING, dog run, a BBQ gas line, and enough space for back yard fires and outdoor dinners for many warm nights ahead. As you explore the community further, you'll notice the proximity of Stoney Trail, Macleod Trail, Fish Creek Park, the retail stores, the Calgary Transit System and schools for all ages. This home is a one of a kind in Bridlewood. Maintained with love and care, you won't find anything else like it!