



GRASSROOTS

REALTY GROUP

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**253 Bridleridge View SW
Calgary, Alberta**

MLS # A2319808



\$649,000

| | | | |
|------------------|----------------------------------|---------------|-------------------|
| Division: | Bridlewood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,815 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Landscaped, No Neighbours Behind | | |

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

Inclusions: Negotiable

Welcome to this beautifully maintained, pet-free home nestled in the highly sought-after community of Bridlewood, where families love the welcoming atmosphere, excellent schools, and convenient access to shopping and transportation. This stunning 1,815-square-foot, 2-storey home offers 3 bedrooms and 2.5 bathrooms, packed with comfort, style, and practicality. Step inside to a warm and inviting main floor, featuring a bright and spacious living room with a cozy fireplace, a versatile front den that can serve as a formal dining area or home office, and a chef-inspired kitchen complete with a large corner pantry, a generous central island, and a cozy breakfast nook perfect for morning coffee. Upstairs, the luxurious primary bedroom is a true retreat, offering a 4-piece ensuite with a deep soaker tub, a separate shower, and a spacious walk-in closet. The convenient second-floor laundry room makes everyday life even easier. A Huge backyard and a brand new deck for kids to play and a perfect place to host guests. The fully developed basement adds wonderful extra living space, featuring a cozy bedroom, a private washroom, and a spacious rec room ideal for family gatherings, movie nights, guest accommodation, or a versatile home office. Located just steps from Bridlewood School, Monsignor J. J. O'Brien School, and Glenmore Christian Academy — and close to shopping and public transportation — this home places you right in the heart of everything that makes Bridlewood one of Calgary’s most desirable neighborhoods. **Some images are virtually staged for illustrative purposes