



**253 Bridleridge View SW
Calgary, Alberta**

MLS # A2327321



\$639,990

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,657 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: N/A

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 2,331 (including Basement)-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****