



GRASSROOTS
REALTY GROUP

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105 Bridlerange Place SW
Calgary, Alberta

MLS # A2333414



\$595,000

Division:	Bridlewood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,361 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		
Inclusions:	TV Wall bracket in primary (no TV), 2nd fridge and freezer in garage		

****OPEN HOUSE AUG 2, 2-4PM****Best price/sq.foot in the area! Original owners have loved and cared for this Sterling home and it's ready for the next family. Amazing floorplan w/almost 2400 sq.ft above grade gives you the space you need without the bigger price tag. Spacious front entry welcomes you into the home w/9ft ceilings throughout the main floor. Flex room off the front can be used as a home office, reading room or space for the kids to play or do their homework. Large, open concept kitchen provides plenty of storage with 42" high upper cabinets, island with a raised eating bar w/room for stools, stainless steel appliances plus a sil granite sink. Don't miss the full wall of cabinets that offer plenty of extra space to keep you organized. Main floor laundry is tucked away in its own room w/a set up cabinets. Spacious family room with West windows floods the space with natural light and a gas fireplace keeps the space cozy on the winter nights. Dining area can host all your big family dinners w/room for a large table. Patio door leads out to your sunny backyard w/updated 2-tiered composite deck w/glass railing offers a space for your BBQ and your dining area. Head upstairs to discover a very functional design that you aren't used to seeing. A middle bonus room w/room to relax and hang out plus a separate flex/office space w/glass doors offers privacy to anyone working from home. Large primary bedroom can easily accommodate your king bed and all your furniture plus there is a large walk-in closet. 4-pc ensuite w/double sinks, soaker tub and a walk-in shower finish off the room. 2nd and 3rd bedrooms are well sized and a 5-pc main bath with a huge vanity and double sinks means no fighting for space. The unfinished basement awaits your ideas but was smartly roughed-in for both a bathroom and a wet bar. Egress window for a

4th bedroom is already here w/plenty of space left for a nice rec room. Many big-ticket items have been done w/new shingles and siding on the West side of the house installed in 2021. A/C unit will keep you cool all summer plus a brand-new garage door was installed July 2026. All this plus the convenience of 3 schools in walking distance, easy access to Stoney Tr and all the amenities in the Shawnessy shopping centre, come find out why this home should be at the top of your list!