



GRASSROOTS
REALTY GROUP

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265 Bridleridge View SW
Calgary, Alberta

MLS # A2335332



\$625,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,824 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot, Gazebo, Landscaped, Rectangular Lot, See Remarks		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, Kitchen Island		

Inclusions: Hot tub with electronic cover and lighting, Gazebo

OPEN HOUSE SUNDAY 1:30 TO 4:00 An excellent family home close to schools, shopping and convenient access to Stoney Trail. This home features tasteful updates including your kitchen with newer cabinets and granite counter tops and vinyl flooring that extends throughout the entire main level. The dining room and living room have plenty of room for the entire family and the convenient den makes a great home office or homework room or even a kids play room. As if that's not enough space enjoy the great sized bonus room upstairs. The convenience continues with a laundry room upstairs where most of the dirty cloths already are. The large primary bedroom features a 4 piece ensuite with a separate shower and a walk in closet with plenty of room. The kids don't need to fight over who gets the bigger bedroom because the 2nd and 3rd bedrooms are the same size. Downstairs is a finished bedroom as well as roughed in plumbing and a carpeted basement waiting for your great ideas. This home continues to shine in the back yard with lots of deck space including a gazebo and a hot tub with an electronic roof. Don't let this one slip away.