

55 Bridlerange Circle SW
Calgary, Alberta

MLS # A2185488



\$800,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,316 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot		

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

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Refrigerator, stove, microwave, dishwasher, garburator, washer, dryer, all window coverings, garage opener x 2 remotes, air conditioner, garden shed, alarm system/equipment (no contract), shelving & workbench in garage, garage heater, trampoline (full package including frame, safety net & mat), raised vegetable box & sandbox in backyard, playhouse in backyard (negotiable), Glowstone soffit lights in front and back, stand-up freezer in garage, water softener with extra cartridges & filters, multipurpose weight machine/home gym in garage is negotiable (not including bike and treadmill), 2 rain barrels

Welcome to this stunning 2-storey home that combines modern elegance with functional family living! Boasting 4 spacious bedrooms and a wealth of recent upgrades, this property is designed to impress. As you step inside, you're greeted by double-height ceilings and a wide, welcoming staircase, setting the tone for the grandeur within. The main floor features 9' ceilings, rich hardwood flooring, and a bright, functional layout. The living room is a cozy retreat with a gas fireplace, while the formal dining room shines with coffered ceilings, abundant natural light, and access to the backyard. The gourmet kitchen is a chef's delight, complete with newly painted cupboards, a quartz-topped island with breakfast bar (2023), new backsplash, a huge walk-in pantry, stainless steel appliances, garbuartor, and a new stove (2022). The adjacent laundry/mudroom offers added convenience with cupboards and access to the garage. The fully fenced backyard is a private oasis, thoughtfully redesigned with composite decking, new patio stones, lush landscaping with new trees and bushes, a sand pit, a garden shed, and a gas BBQ hook-up—perfect for entertaining or unwinding. Upstairs, you'll find three bedrooms and a bright, versatile bonus room. The luxurious primary suite features a beautiful feature wall, a massive walk-in closet with built-in shelving, and a spa-like ensuite with a corner soaker tub, an oversized shower, dual sinks, and new quartz counters. The fully finished basement expands your living space with a rec room, a large bedroom, a full bathroom with new quartz counters and a tub/shower combo, a versatile office nook, and ample storage. The front-attached double garage is a standout feature, boasting epoxy floors (2022), an oversized overhead door (18' wide x 7' tall) with a new motor (2022), a new heater (2023), storage shelves, and a

workbench. Other notable upgrades include fresh paint in late 2024, air conditioning, Glowstone soffit lighting, a tankless hot water tank (2023), and new shingles and siding (2022). This home truly has it all—modern updates, impeccable style, and a layout designed for family living. This special home is walking distance to schools, parks, and amenities. Don't miss your chance to make it yours—schedule your viewing today!