

93 Bridleridge Heights SW
Calgary, Alberta

MLS # A2198431



\$699,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,692 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: None

OPEN HOUSE SAT MAR 15th 2-4PM Discover this Beautifully Designed Custom-Built Home in the desirable community of Bridlewood. With a BRAND NEW COAT of FRESH PAINT throughout the entire home, High Ceilings & open-concept layout, this Home is flooded with Natural Light, offering a Spacious & Inviting atmosphere. This Home is designed for Comfort year round, NEWER Central Air Conditioning, High-Efficiency Furnace, Hot Water Tank, and Humidifier - ALL INSTALLED in MAY 2022, a Water Softener & Filtration System (Rental, transferrable to new owners), NEWER Roof Shingles and Siding (REPLACED September 2021). The Great Room is the perfect space to Relax or Entertain featuring a gas fireplace & Built-in Entertainment Centre. Food is all about love, and you’ll absolutely love cooking in your Chef’s Kitchen with rich brown Maple Cabinetry, Granite Countertops & Island. It Boasts NEWER High-End Luxury LG appliances (with Extended Warranty), a Gas Stove, LG InstaView refrigerator, and a recently purchased NEW Dishwasher (2025)! Upstairs, the centre Bonus Room offers a fabulous Family Retreat Area. A Spacious Primary Bedroom is complete with a 5 pc Ensuite & Double Closets. Two Secondary Bedrooms plus a 4 pace Bath. The Fully Finished Basement includes a Family Recreation Room which serves as an excellent space to exercise entertain or have a private quiet area to work in with Large Windows. There’s a two 2 pc Bath in basement for your convenience. Garage Door Opener has been recently upgraded to a smart Chamberlain model, compatible with an app for added convenience. Step outside to the South-facing backyard, complete with a TWO decks and natural gas BBQ hookup—ideal for summer gatherings! The landscaping is low-maintenance, featuring a Honeycrisp

apple tree, rhubarb plant, perennials, and a wild cherry tree. Location is everything, and this home is perfectly situated! Glenmore Academy (K-9) is just across the street, with Bridlewood Elementary down the road. Other public and Catholic schools are within walking distance as well. Everyday conveniences, including Sobey's, Shopper's Drug Mart, 7-11, Starbucks, Tim Hortons, banks, gas stations, and dental clinics, are all just minutes away. Don't miss your chance to own this exceptional home in Bridlewood—schedule a viewing today!