

**354 Bridleridge View SW**  
**Calgary, Alberta**

**MLS # A2203350**



**\$629,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Bridlewood                                       |               |                   |
| <b>Type:</b>     | Residential/House                                |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,488 sq.ft.                                     | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                           |               |                   |
| <b>Lot Size:</b> | 0.09 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Low Maintenance Landscape |               |                   |

**Heating:** Fireplace(s), 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:** Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Walk-In Closet(s)

**Inclusions:** Solar Panels

Charming Family Home with Landscaped Backyard in Bridlewood, Calgary SW &ndash; Ideal Family Location! Welcome to this beautifully maintained home in the highly sought-after Bridlewood community. Situated in a quiet, family-friendly neighborhood, this property offers the perfect blend of comfort, style, and convenience. With stunning curb appeal, a beautifully landscaped backyard, and spacious interiors, this home is ideal for families looking to create lasting memories. Boasting 1,935 square feet of beautifully finished living space, the main level features rich dark hardwood floors that lead into the chef-inspired kitchen, complete with elegant mahogany cabinetry, stainless steel appliances, and a central island perfect for cooking or entertaining. The cozy living room features a gas fireplace and a TV nook, providing a warm and inviting space for relaxation. Step outside to your private backyard retreat, where the professionally landscaped garden offers the perfect oasis for outdoor gatherings, playtime, or peaceful moments with loved ones. Upstairs, you’ll find a spacious bonus room, three bedrooms, and two full bathrooms, providing plenty of space for your growing family. The lower landing offers access to the attached garage, a powder room, and the laundry area. The fully finished basement includes an additional bathroom and a large storage room, perfect for keeping everything organized. This home also comes equipped with a 6,400-watt solar panel system, ensuring no more electricity bills! Additionally, enjoy year-round comfort with centralized air conditioning, a water softener, and a heated garage, making this home even more appealing. Convenience is key! The home is located within walking distance to three schools, providing easy access for your children. You’ll also be just minutes from the C-Train station, Fish Creek Park, and Spruce

Meadows, with easy access to Stoney Trail and the new Ring Road. A short walk takes you to a nearby shopping plaza with a gas station, 7-Eleven, Sobeys for groceries, and several local restaurants. The area also offers easy access to local parks, playgrounds, and public transportation, making it a perfect spot for a growing family. Don't miss the chance to make this beautiful Bridlewood home your own and start creating memories in one of Calgary's most desirable communities!