

82 Bridleridge Way SW
Calgary, Alberta

MLS # A2271409



\$545,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,323 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Workshop in Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: n/a

Stunning Former Showhome in the Heart of Bridlewood — Immaculate Inside & Out, with fresh and bright professional paint throughout, and brand-new flooring on main and upper. Ideally located on a quiet street in the popular family friendly community of Bridlewood. From the moment you arrive, you'll notice the inviting curb appeal with its charming front porch upgraded with low-maintenance decking. Step inside to a warm and thoughtfully designed main floor featuring new flooring up and down, bright West-facing windows, and a cozy gas fireplace that anchors the living space. The kitchen offers timeless white cabinetry, upgraded stainless steel appliances, a stylish backsplash, and a versatile moveable island with power — perfect for meal prep or extra seating. A built-in desk area with added cabinetry complements the adjoining dining space, which opens onto a spacious covered East-facing deck complete with outdoor roller shades — great for morning coffee or evening shade. Upstairs, the large primary suite includes his and hers closets and convenient access to the updated 4-piece bathroom. Two additional bedrooms complete this level, along with access to attic storage for those extra items. The fully finished basement expands your living options with laminate flooring, a comfortable family room, a dedicated recreation/games area, a 3-piece bathroom, and a laundry area with sink plus extra storage under the stairs. A major standout is the oversized double detached garage, fully insulated and set up for the hobbyist with a 220V heater, wood stove, and workshop. There's even dedicated RV parking for added versatility. Shingles were replaced on the house in 2012 and on the garage in 2022, recently installed A/C cooling, water filtration system - offering peace of mind for the next owner. This home is

perfectly situated within walking distance to schools, parks, restaurants, and everyday shopping, with quick access to Stoney and Macleod Trail. Properties this well maintained are rare—this one truly shows pride of ownership throughout.