

**337 Bridleridge View SW**  
**Calgary, Alberta**

**MLS # A2274202**



**\$699,000**

|                    |                                                                        |                   |                   |
|--------------------|------------------------------------------------------------------------|-------------------|-------------------|
| <b>Division:</b>   | Bridlewood                                                             |                   |                   |
| <b>Type:</b>       | Residential/House                                                      |                   |                   |
| <b>Style:</b>      | 2 Storey                                                               |                   |                   |
| <b>Size:</b>       | 2,005 sq.ft.                                                           | <b>Age:</b>       | 2008 (17 yrs old) |
| <b>Beds:</b>       | 4                                                                      | <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, Low Maintenance Landscape, Rectangular Lot, Street Lighting |                   |                   |
| <b>Heating:</b>    | Forced Air                                                             | <b>Water:</b>     | -                 |
| <b>Floors:</b>     | Ceramic Tile, Laminate                                                 | <b>Sewer:</b>     | -                 |
| <b>Roof:</b>       | Asphalt Shingle                                                        | <b>Condo Fee:</b> | -                 |
| <b>Basement:</b>   | Full                                                                   | <b>LLD:</b>       | -                 |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                               | <b>Zoning:</b>    | R-1N              |
| <b>Foundation:</b> | Poured Concrete                                                        | <b>Utilities:</b> | -                 |

**Features:** Breakfast Bar

**Inclusions:** None

Terrific family home in the family oriented community of Bridlewood. Quality built by Centrex Homes with close to 2000 SQFT. Close to all amenities. Close to schools, playground, public transportation and Laminate through out the house, granite counter top. Unique 2 way fire place (Inside facing the family room/out to the deck. See the picture) over size jetted tub. You truly would be proud to call this home... Your Home...). Landlord is planning to open side entrance soon