

**68 Bridleridge Gardens SW  
Calgary, Alberta****MLS # A2242056****\$548,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,210 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** 2 Sheds, Nest Thermostat and Google Nest Doorbell with Camera

**\*\* OPEN HOUSE Sat Aug 2nd 3-5pm and Sun Aug 3rd 1-3pm\*\*** Welcome to this well-maintained, fully developed two-storey home in the desirable community of Bridlewood! Freshly painted throughout, this charming property offers both comfort and value with over 1,700 sq ft of functional living space—plus peace of mind thanks to a new roof and siding (2023). Inside, you'll find a thoughtfully designed layout with four bedrooms, 1.5 bathrooms, and convenient main floor laundry. The refreshed kitchen features new quartz countertops (2024), stainless steel appliances (2024), and a spacious separate dining area perfect for family meals or entertaining. Additional updates include new door hardware (knobs and hinges — 2025) throughout the main and upper floors. Enjoy the west-facing living room, filled with natural light, and head upstairs to discover a generous primary bedroom with a walk-in closet, plus two additional bedrooms. The fully finished basement offers a versatile bedroom or office space, built-in shelving, a large family room, and ample storage. Step outside into the spacious east-facing backyard featuring an extended deck, two storage sheds (including one new in 2024), and plenty of room for outdoor living all day long. This move-in-ready home is a fantastic opportunity in a family-friendly neighborhood. Don't miss your chance—book your showing today and come see all that this wonderful home has to offer!