

**229 Bridlerange Place SW
Calgary, Alberta****MLS # A2266166****\$599,900**

Division:	Bridlewood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,865 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome home to 229 Bridlerange Place in the sought after southwest community of Bridlewood. Walking distance to both public and private schools, shopping, restaurants, and other amenities. With quick access to 162 Ave and Stoney Trail, you can get around the city with ease. Located on quiet cul-de-sac with plenty of parking. Through the front door you will enter a welcoming foyer with a built-in bench with storage and large front closet. Beautiful hardwood flows throughout the foyer into the kitchen and dining room. The bright family room features a gas fireplace for cozy evenings. The storage and counter space in the kitchen is a chef's dream! Enjoy cooking for family or guests as they visit at the sit up bar. The kitchen includes a reverse osmosis water system to enjoy delicious drinking water directly from the sink. Off the dining room is access to the back deck and west facing backyard. The main floor is complete with a 2-piece bathroom, and laundry/mud room that leads to the attached double garage. Upstairs you'll find the primary bedroom with almost 10' ceilings, a 5-piece ensuite with a jetted bathtub, and walk-in closet. The large second and third bedrooms are perfect for kids bedrooms, guestroom, or an office. The upper level is complete with a unique 5-piece bathroom that features a bath/shower combo, toilet, and vanity that is separated by a door. The second part of the bathroom includes a large linen closet and additional vanity allowing multiple people to get ready at once. The unfinished basement is ready for your unique design. Already smartly laid out with a roughed-in bathroom and the furnace and hot water tank tucked in a corner, maximizing the space for a bedroom and recreation room. The sellers lovingly maintained and completed upgrades over the past 15 years including newer roof (2021), newer hot water tank (2022), new paint and carpet (2025).

Don't miss out on this great opportunity! Contact your Realtor to book a showing today.