

66 Bridleridge Crescent SW  
Calgary, Alberta

MLS # A2172184



**\$690,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,884 sq.ft.	<b>Age:</b>	2002 (22 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>	Landscaped, Street Lighting, Rectangular Lot, See Remarks, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Solar panels with all related equipment, outdoor sauna with all related equipment and hot tub with all related equipment.

AWESOME FAMILY HOME IN AN AWESOME FAMILY ORIENTATED COMMUNITY &ndash; QUIET LOCATION &ndash; JUST OVER 2,700 SQUARE FEET OF TOTAL LIVING SPACE - 2 STOREY &ndash; 4 BEDROOMS &ndash; 3 and  $\frac{1}{2}$  BATHROOMS &ndash; BONUS ROOM &ndash; CENTRAL AIR CONDITIONING - \$30,000 SOLAR PANEL SYSTEM - DOUBLE ATTACHED GARAGE &ndash; Some but not all of the updates that have been done: vinyl plank flooring, painting, spindle railings, lighting and much more. Main floor highlights an open floor plan, fireplace, living room, eating nook, half bath, mud room with laundry machines, many windows and lots of natural light. The Kitchen features a stainless-steel appliance package, tile backsplash, walk through pantry, lots of cabinets with storage and a peninsula eating bar. Just off the eating nook out the backdoor. There is a decent sized fully fenced backyard. A spacious deck that&rsquo;s great for entertaining, a covered hot tub, outdoor sauna, gas line for BBQs or heat lamps and mature trees. The Upper floor is where you will discover the spacious master bedroom with a walk-in closet and spa like ensuite with a cozy jetted soaker tub. 2 more great sized bedrooms and another full bathroom. The large bonus room (includes an additional fireplace) which is great for the kids to play or have a movie theater home theatre system. Downstairs is the 4th gigantic bedroom (could be a recreation room) and a full bathroom. LOCATION, LOCATION and LOCATION: Short drive to Stoney Trail, Deerfoot Trail and MacLeod Trail - Around a 20 Minute drive to The South Hospital/Campus - Short walk to Schools, golfing, playgrounds, Fish Creek Park and walking trails. About a 10 minute drive to Shawnessy Shopping Centre with it&rsquo;s many shops, restaurants, movie theatres, Safeway, Superstore, YMCA, Cardel Rec

Center, Home Depot, Wal-Mart and the C-Train. Buffalo Run Shopping Centre is about a 10 minute drive away, where you'll find Costco and many other amenities. Don't miss this home!