



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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 ASSOCIATE

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**341 Bridleridge View SW  
 Calgary, Alberta**

**MLS # A2266291**



**\$699,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,131 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		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, 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-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*OPEN HOUSE: CANCELLED\*\*** Welcome to 341 BRIDLERIDGE VIEW SW, a beautifully maintained TWO-STOREY FAMILY HOME tucked away on a QUIET STREET in the heart of BRIDLEWOOD. Offering over 2,131 SQFT plus a FULLY DEVELOPED BASEMENT, this home provides a total of 3071 SQFT of a perfect blend of SPACE, COMFORT, AND LOCATION for any growing family. You're just minutes from GLENMORE CHRISTIAN ACADEMY, TOP-RATED SCHOOLS, playgrounds, parks, and ALL AMENITIES, with QUICK ACCESS TO STONEY TRAIL for an easy commute anywhere in the city. Step inside to a BRIGHT, OPEN-CONCEPT MAIN FLOOR featuring 9-FOOT CEILINGS, HARDWOOD FLOORING, and a spacious kitchen overlooking the flat, low maintenance backyard. The cozy living room centers around a GAS FIREPLACE, creating a warm, inviting space for family and guests. Upstairs you'll find a VAULTED BONUS ROOM, TWO generous bedrooms WITH A WALK-IN CLOSET, and a LARGE PRIMARY RETREAT with a WALK-IN CLOSET and SPACIOUS ENSUITE. The FULLY FINISHED BASEMENT adds a REC ROOM WITH FLEX ROOM, FOURTH BEDROOM, FULL BATH, and PLENTY OF STORAGE. Major updates include a NEW ROOF, SIDING, GARAGE DOOR, and CENTRAL A/C, all completed in 2023, offering peace of mind and year-round comfort. Enjoy summer evenings in the OVERSIZED WRAPED DECK, FULLY FENCED BACKYARD, ideal for KIDS, PETS, AND ENTERTAINING. With its THOUGHTFUL LAYOUT, FAMILY-FOCUSED COMMUNITY, and MOVE-IN READY UPDATES, this is the kind of home your family can GROW INTO AND LOVE FOR YEARS TO COME.