

5 Bridleridge Lane SW
Calgary, Alberta

MLS # A2223659



\$730,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,931 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: None

WELCOME TO YOUR DREAM FAMILY HOME in the heart of Bridlewood SW, where comfort, space, and community come together in one beautiful package! This charming two-storey detached home is located on a CORNER LOT and offers 2,679.7 sq ft of thoughtfully designed living space, perfect for growing families or anyone seeking extra room to live, work, and play. Located in one of Calgary's most established and family-friendly communities, you'll love the CONVENIENCE OF NEARBY schools, parks, walking paths, and quick access to shopping and major roadways. Step inside to a bright and open main floor featuring a cozy living area complete with a fireplace, dedicated dining space, Gleaming hardwood floors and a well-appointed kitchen that makes entertaining a breeze. A main floor den offers the flexibility to work from home or create a quiet reading nook. The 2pc bath and laundry/mudroom—which connects directly to the attached double garage—bring everyday practicality to the forefront. Upstairs, you'll find three spacious bedrooms, and a primary bedroom complete with a 4pc ensuite bath and a walk-in closet. A second 4pc bathroom ensures the comfort of the whole family. Downstairs, the finished basement is a dream recreation space with a massive open concept area perfect for a home theatre, games zone, or kids' playroom—plus a 2pc bath and additional storage. Enjoy summer evenings in the expansive backyard featuring a large deck, fire pit, and a few trees that offer shade and privacy—ideal for entertaining or relaxing with family and friends. Don't miss your chance to live in Bridlewood, a community known for its welcoming vibe, accessibility, and strong sense of neighbourly charm. FEW MINUTES DRIVE GOING TO STONEY TRAIL.

This is more than just a house—it’s a place to call home.