

**342 Bridleridge View SW**  
**Calgary, Alberta**

**MLS # A2211561**



**\$689,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,834 sq.ft.	<b>Age:</b>	2007 (18 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>	Rectangular Lot		

<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Wet Bar		

**Inclusions:** None

Welcome to this beautifully updated family home in the heart of Bridlewood, offering over 2,589 sq ft of finished living space across two levels and a fully developed basement. With a SOUTH-WEST facing backyard, the home is bathed in sunlight—an orientation often associated with calm, clarity, and positivity. Thoughtful updates have been made throughout, including quartz countertops in the kitchen and bathrooms, modern fixtures, a fresh interior paint in a soft, neutral palette, brand new LVP flooring throughout., two NEW double-glazed Low-E windows in Bonus Room upstairs (June 2025). The bright, spacious kitchen provides ample cabinetry, updated finishes, and a great layout for both everyday meals and entertaining. The open-concept dining area is perfect for hosting cozy family gatherings, filled with natural light from large windows and patio doors that open to a sun drenched backyard. This private outdoor space is ideal for summer evenings, with room for children to play and adults to relax. One of the home's standout features is the abundance of living spaces—three family rooms in total—offering flexibility and comfort for every member of the household. Upstairs, you'll find three generously sized bedrooms, including a bright and spacious primary suite complete with a 4-piece ensuite. A large bonus room offers the perfect spot for a cozy family lounge or home office, and the convenient upper-level laundry adds ease to daily routines. The fully finished basement extends the living space with a fourth bedroom, an additional full bathroom, and a versatile recreation or games room—ideal for entertaining or relaxing. Exterior enhancements include stonework on the left side of the home and an extended driveway on the right, offering both curb appeal and added functionality. Located just a few minutes walk to Bridlewood

Elementary School and Glenmore Christian Academy, 15 minutes to Monsignor JJ O'Brien Catholic School, parks, transit, Sobeys, medical and dental services, and restaurants, the location makes daily life easy and convenient. You'll also be just minutes from the C-Train station, Fish Creek Park, and Spruce Meadows with easy access to Stoney Trail and the new Ring Road. The surrounding neighbourhood is quiet, family-friendly, and filled with a wonderful sense of community. Indeed a home where laughter and conversations flow effortlessly, and the stresses of the day seem to fade away. This is more than just a house—it's a place where memories are made.