

# \$569,900 - 238 Bridleridge Way Sw, Calgary

MLS® #A2266444

**\$569,900**

4 Bedroom, 3.00 Bathroom, 1,284 sqft

Residential on 0.09 Acres

Bridlewood, Calgary, Alberta

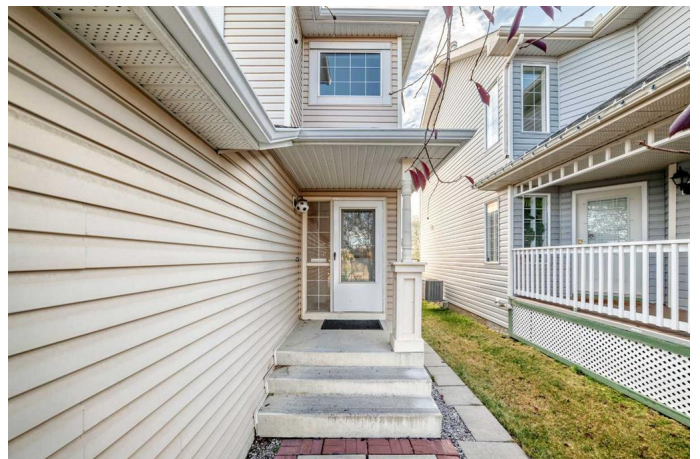
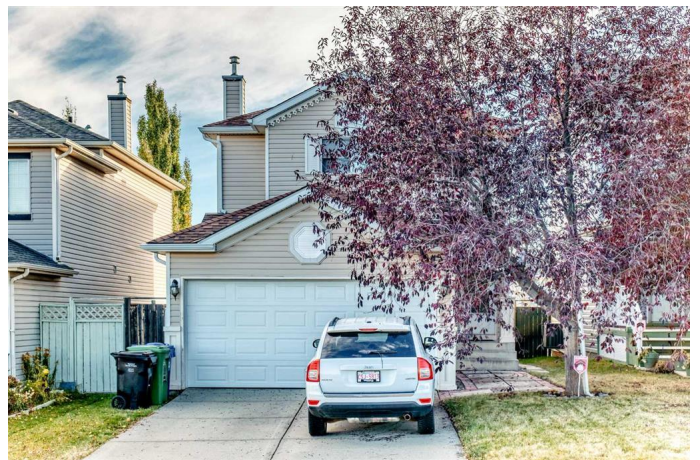
Welcome to this beautiful family home located across from a greenspace, close to all amenities, and is within walking distance of multiple schools. Upon entering, you are greeted with a large entrance area. Just off the entrance area is garage access, a 2 piece bathroom, and the laundry/storage room. The main floor also has a cozy living room area with fireplace. The good sized kitchen is opposite the dining area. Patio doors open off the dining room to the large deck which overlooks a sizeable yard. There is a dedicated area in the yard for a firepit, as well as plenty of room in the yard to add whatever you may want. Upstairs is a the primary bedroom with walk-in closet. The 4piece bathroom/ensuite can be accessed from the hallway as well as primary bedroom. 2 more good sized bedrooms finish off the second floor. Downstairs, the basement has a sizeable family room and wet bar, a flex area, and a 3 piece bathroom. The 4th bedroom is located just off the family room. The basement also has a furnace room and some storage under the stairs. A new roof was installed summer of 2022. This exceptional home, located in an equally exceptional location, is a must see!

Built in 2003

## Essential Information

MLS® #                      A2266444

Price                        \$569,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,284       |
| Acres          | 0.09        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 238 Bridleridge Way Sw |
| Subdivision | Bridlewood             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 4M6                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, Bar                                                                                      |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge, Freezer |
| Heating           | Forced Air, Fireplace(s)                                                                                                    |
| Cooling           | None                                                                                                                        |
| Fireplace         | Yes                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                           |
| Fireplaces        | Gas, Mantle                                                                                                                 |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full                                                                                                                        |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Storage, Fire Pit |
|-------------------|-------------------|

|                 |                                                                                                       |
|-----------------|-------------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Few Trees, Front Yard, Level |
| Roof            | Asphalt Shingle                                                                                       |
| Construction    | Vinyl Siding                                                                                          |
| Foundation      | Poured Concrete                                                                                       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 8                  |
| Zoning         | R-G                |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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