

# \$714,900 - 273 Bridleridge View Sw, Calgary

MLS® #A2202986

**\$714,900**

4 Bedroom, 4.00 Bathroom, 1,904 sqft  
Residential on 0.18 Acres

Bridlewood, Calgary, Alberta

Prepare to be captivated by this stunning custom-designed home, set on an expansive 7,800+ square foot lot. From the moment you step inside, you'll fall in love with the perfect balance of style, comfort, and functionality. But what truly sets this property apart is the MASSIVE backyard oasis—your private retreat that's unlike anything you've seen before!

As you enter, you are welcomed by a spacious and airy foyer that flows into the open living room, kitchen, and dining areas. This home is ideal for entertaining or enjoying quality family time. Upstairs, you'll find three generously-sized bedrooms and a bright family room, flooded with natural light. The Primary Bedroom offers breathtaking views, a large walk-in closet, and a luxurious 4-piece ensuite with a deep soaker tub and rainfall shower. The fully finished basement is a game-changer, with its own separate entrance—perfect for extended family, guests, or potential rental income. Inside the basement, you'll find a spacious bedroom, a cozy living area, kitchen and a 4-piece bathroom, providing complete comfort and privacy.

The main floor is completed by an insulated dream garage, with a soaring 13 foot ceiling and built-in shelving for ultimate organization and storage.

Now, let's talk about the backyard—this is where the magic truly happens! Step outside and enjoy an expansive composite deck with a



beautiful pergola area, perfect for BBQs, sunbathing, or simply unwinding in complete privacy. Surrounded by mature trees and lush greenery, the backyard offers unparalleled tranquility. As if that wasn't enough, the property also features two custom-built sheds for efficient storage, a charming lofted playhouse with a transparent ceiling, and a heated workshop ready for all your creative projects or DIY endeavors.

This incredible property is ideally located with all the amenities you need just minutes away. You'll be steps from a bus stop for Route 14, medical and dental services, wellness clinics, Loriz Bakery, parks, and schools. Shopping, restaurants, a movie theatre, and the Shawnessy YMCA & Library are also close by, as is the Cardel Recreation Centre (Cardel Rec South). With quick access to transit, Stoney Trail, and Spruce Meadows, you'll have everything you need right at your doorstep.

This home offers more than just luxury—it offers a lifestyle. From the breathtaking backyard oasis, to the basement (with a separate entry) and a dream front garage, this is a property you don't want to miss.

Experience the best of Bridlewood and make this extraordinary home yours today!

Built in 2008

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2202986  |
| Price          | \$714,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,904     |
| Acres          | 0.18      |
| Year Built     | 2008      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 273 Bridleridge View Sw |
| Subdivision | Bridlewood              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y 0E6                 |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Chandelier, Natural Woodwork, Open Floorplan, Quartz Counters  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Humidifier |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite   |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other, Playground, Private Yard |
| Lot Description   | Back Yard, Corner Lot           |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding             |
| Foundation        | Poured Concrete                 |

## **Additional Information**

Date Listed March 27th, 2025

Days on Market 9

Zoning R-G

## **Listing Details**

Listing Office Real Broker

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