

**50 Bridlerange Circle SW**  
**Calgary, Alberta**

**MLS # A2218694**



**\$800,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,224 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, 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	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

Open house Saturday and Sunday May 17 & 18th, 2-4pm\*\*\*Beautifully Upgraded 4-Bedroom Home with Over 2,800 Sq.Ft. of Finished Living Space! Welcome to this stunning, move-in ready home that's designed for family living and entertaining alike! Step inside to find a beautifully styled main floor featuring a striking double-sided fireplace, a spacious kitchen with a massive island, and a walk-through pantry—perfect for prepping meals and hosting gatherings. The open-concept dining area flows seamlessly into the backyard, where you'll find a private deck with a pergola and privacy screen—ready for a hot tub or your favorite summer loungers. Upstairs, a thoughtfully designed bonus room provides separation between the spacious primary suite and the kids' bedrooms. The primary retreat includes a luxurious walk-in shower, relaxing soaker tub, large walk-in closet, and enough space for a king-size bed plus a cozy reading nook. The kids bedrooms are oversized, offering plenty of space to grow, play and personalize. The fully finished basement offers a comfortable guest bedroom, full bathroom, and a versatile rec room—ideal for playtime, movie nights, or cheering on your favorite team. Recent upgrades include newer shingles, siding, hot water tank, plank flooring and fresh carpet upstairs. Located within walking distance to three schools, and just minutes from Ring Road, Bridlewood shops, and Shawnessy Station, this home truly has it all!