

# \$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      8

Zoning                R-G

## **Listing Details**

Listing Office        Real Broker

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.