

Agents:

REAL PHANEUF

ROYAL LEPAGE FOOTHILLS

Status: Active
Occupancy: Seller
Type: MLS
Lock Box: Leni
Appointment: Realtor

403-249-4322
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Rooms: 6
Bedrooms: 3
Bathrooms: 1.5
Taxes: (08) \$1,528.46
Possession: 30 days or neg.

Address:
115 Bridleridge Gardens S.W.

District: Bridlewood
Number: C161
Plan: 0212796 Block: 21 Lot: 19

Home Size: 1028 sq feet
Age: 2003
Lot: 30' x 110'
Style: 2 storey
Parking: Off Street Parking
Ext. Finish: Vinyl

Floor Finish: Carpet, Lino
Heat: Forced Air
Landscaped: Fully
Fenced: Yes
Fireplace: None
Basement: Unfinished

Price: **\$299,900**
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Mortgage:
Interest:
Matures:
L.I.:

Living Room: (M) 8'6" x 12'6"
Dining Room: (M) 7' x 10'6"
Kitchen: (M) 8'6" x 9'

Master Bedroom: (U) 12' x 10'
Bedroom: (U) 9' x 8'6"
Bedroom: (U) 9' x 8'
Bathrooms: 4 piece upper, 2 piece main

Included in Price: Fridge, Stove, Dishwasher, All Window Coverings, Washer & Dryer, Ceiling Fans, Hood Fan, Shed

Highlights & Special Features:

Immaculate home in a fantastic location all for under \$300,000. This affordable home is located on a quiet street, only steps away from a children's playground, soccer fields and baseball diamonds. The home has an attractive west facing front porch and is beautifully landscaped. What value for a home of this location and condition. An efficient layout and practical design allows for spacious open rooms, and the large windows fill the home with natural light. This home offers a total of 3 bedrooms; the master bedroom includes a walk-in closet. The upper 4-piece bath has easy to care for all-in-one molded jetted tub & shower. On the main level you will find an open and spacious living area with large West facing picture window. Enjoy time preparing meals in your user-friendly kitchen which includes an abundance of oak cabinetry, equipped with sparkling white appliances, a nearby pantry, and tiled backsplash with double sink overlooking your backyard. The yard is ready to enjoy with a spacious deck, a full fence and a 6' x 8' practical shed. Part of the yard is nicely fenced off for parking. The basement is framed and ready to finish. This home offers exceptional value...located in a quiet location, with an easy 15 minute walk to all amenities and quick access to major thoroughfares.

