



## 161 Bridlerange Circle Calgary Alberta

\$724,900

Beautifully maintained and move-in ready, this fully finished 5 bedroom home combines comfort and function in a location designed for family living. A welcoming open-to-above foyer introduces soaring ceilings and a thoughtful main floor plan with spaces that flow together seamlessly. Relax in the living room where a gas fireplace creates a cozy focal point while oversized windows frame backyard views. The kitchen inspires gathering with maple cabinetry, stainless steel appliances, a raised breakfast bar island and a walk-through pantry for quick grocery unloading. Adjacent dining space is surrounded by windows and features designer lighting, opening onto the backyard deck for effortless indoor/outdoor meals and entertaining. A tucked away powder room completes the main level. Upstairs, a large bonus room invites family movie nights or game time. The primary retreat offers a true escape with a 4-piece ensuite featuring a deep soaker tub, separate shower and a spacious walk-in closet. Two additional bedrooms are bright and generously sized, paired with a 4-piece bathroom. The fully finished basement extends living space with a spacious rec room that adapts easily to your family's needs, whether it's movie marathons, kids' play space, or a home gym. Two additional bedrooms provide privacy and comfort for teens or overnight guests, while a full 3-piece bathroom adds everyday convenience. This level offers flexibility for growing families and ensures everyone has their own space to unwind. Step outside to a backyard designed for all ages where outdoor speakers set the soundtrack for summer. A large deck and adjoining patio create endless options for outdoor dining, weekend BBQs, or simply lounging in the sun. The expansive grassy yard is perfect for kids to run, kick a ball, or set up a playset, while pets have ample room to roam. Two sheds provide convenient storage for...

Recreational, Games room 17.58 Ft x 12.83 Ft

Storage 7.75 Ft x 8.33 Ft

Furnace 8.00 Ft x 8.83 Ft

Bedroom 11.75 Ft x 9.83 Ft

Bedroom 11.17 Ft x 12.50 Ft

3pc Bathroom 4.92 Ft x 8.83 Ft

Laundry room 8.83 Ft x 9.25 Ft

2pc Bathroom 4.83 Ft x 5.17 Ft

Bonus Room 17.25 Ft x 20.58 Ft

Other 8.50 Ft x 4.92 Ft

Primary Bedroom 13.00 Ft x 14.83 Ft

Bedroom 9.92 Ft x 10.92 Ft

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Listing Presented By:



Originally Listed by:  
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Foyer	10.08 Ft x 7.50 Ft	Bedroom	10.50 Ft x 9.83 Ft
Living room	14.08 Ft x 16.75 Ft	4pc Bathroom	11.33 Ft x 9.92 Ft
Dining room	12.83 Ft x 6.92 Ft	4pc Bathroom	7.92 Ft x 5.50 Ft
Kitchen	18.25 Ft x 16.75 Ft		