

## 116 Bridle Estates Road SW Calgary, Alberta

**MLS # A2325603**



# \$950,000

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bridlewood                                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | Bungalow                                                                   |               |                   |
| <b>Size:</b>     | 1,684 sq.ft.                                                               | <b>Age:</b>   | 2012 (14 yrs old) |
| <b>Beds:</b>     | 3                                                                          | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized |               |                   |
| <b>Lot Size:</b> | 0.17 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Landscaped, Pie Shaped Lot                                     |               |                   |

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|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | In Floor, Electric, Forced Air, Geothermal, Humidity Control, Natural Gas                                                                                                                                                                                                                | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Ceramic Tile                                                                                                                                                                                                                                                                             | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Concrete, Fiberglass                                                                                                                                                                                                                                                                     | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                                                                                                                                                                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Composite Siding, Wood Frame                                                                                                                                                                                                                                                      | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                                                                          | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Storage, Walk-In Closet(s), Wet Bar |                   |     |
| <b>Inclusions:</b> | None                                                                                                                                                                                                                                                                                     |                   |     |

**REDUCED PRICE!!!** Welcome to this beautifully crafted detached bungalow in the exclusive Bridle Estates community of SW Calgary. This home offers exceptional quality throughout, featuring 10' main-floor ceilings, 9' basement ceilings, and ceramic tile flooring across the entire home for a seamless, elegant finish. The same owners have lived in the property since construction in 2012 and have maintained it in a pristine condition. The gourmet kitchen is equipped with stainless steel appliances, granite countertops, and a built-in coffee maker, while the living spaces are enhanced by two granite-surround fireplaces, including a main-floor unit with an internal fan for added comfort. An incredible amount of windows allow natural light to enhance the beauty and elegance of the place. The primary suite offers electric heated floors, a granite-surround shower, a customized walk-in closet, and a relaxing jacuzzi tub. To complement the main floor layout, you will find a half bathroom with the laundry room and a Den that is perfect as an office for those working from home. The fully developed walkout basement adds over 1,300 sqft of additional living space and includes in-floor water heating, an impressive family room, a built-in bar, two additional bedrooms, and a full bathroom — perfect for guests or extended family. Additional upgrades include central A/C, new hot water tank, copper distribution piping, central vacuum, whole-home sound system, alarm system, irrigation system, and automatic exterior Christmas lighting. A rare find, the oversized heated 3-car garage with 18' ceilings, 10' high doors, and a sink, provides exceptional storage and workshop potential. This home delivers luxury, comfort, and functionality in one of Calgary's most desirable bungalow communities. The HOA fee includes landscaping and snow removal and the 55+ community offers a gazebo for

the enjoyment of its residents. Not too far from Fish Creek Provincial park, the property location also offers easy access to shopping, restaurants, transit system and Stoney Trail.