



GRASSROOTS

REALTY GROUP

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**5 Bridle Estates Road SW
Calgary, Alberta**

MLS # A2289474



\$745,000

Division:	Bridlewood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,276 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, No Back Lane, No Neighbours Behind, Rectang		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: N/A

Welcome to Bridle Estates—one of Calgary’s premier 55+ adult communities. From the moment you arrive, you’ll be drawn in by the home’s charming curb appeal, featuring a covered front porch and a double attached garage. Inside, a wide foyer opens into a bright, open-concept layout highlighted by a striking three-sided fireplace and large south-facing windows that flood the space with natural light. The main level showcases rich refinished hardwood floors and a thoughtfully designed floor plan that includes a formal dining room, a dedicated home office, and a spacious living room. The fully modernized kitchen is equipped with stainless steel appliances, ample cabinetry, and generous quartz countertop space perfect for everyday cooking and entertaining. A cozy breakfast nook leads to the large deck overlooking a sunny south-facing backyard. Also on the main floor is a spacious primary bedroom with a walk-in closet and 4-piece ensuite, a convenient laundry room, and a 2-piece powder room. The fully finished walkout basement has brand new carpet and offers even more living space with two large bedrooms, an in-floor heated luxurious 5-piece bathroom with jetted tub, and a bright family room with a second gas fireplace. Step outside to a private lower patio, an ideal retreat for relaxation. Additional features include ample storage, underground irrigation, and approximately 2,350 sq. ft. of developed living space. Bridle Estates is a quiet, well-maintained community offering green spaces, a clubhouse, and walking paths. A low HOA fee (\$180/month) covers landscaping and snow removal, ensuring a truly maintenance-free lifestyle. Conveniently located near transit, shopping, dining, and just minutes from Spruce Meadows with easy access to Stoney Trail. Don’t miss your opportunity to enjoy vibrant, carefree living in a beautifully appointed

home.