



**32 Bridle Estates Place SW
Calgary, Alberta**

MLS # A2307784



\$775,000

Division:	Bridlewood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,435 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, Landscaped		

Heating:	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: Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Permanent Christmas lights, Shelving in basement

Welcome to the highly desirable Bridle Estates — an exceptional 55+ villa community tucked away at the top of a quiet cul-de-sac. This beautifully maintained bungalow offers the ease of low-maintenance living with no condo fees, only an HOA fee that includes snow removal and landscaping. From the moment you arrive, you'll appreciate the curb appeal, highlighted by exterior Gemstone lighting and a double attached garage with high ceilings. Inside, the bright, inviting entry features tile flooring, space for a bench, a transom window above the front door, soaring ceilings, gleaming hardwood floors, and beautiful wood railings that add warmth and character throughout. Just off the front entry is a spacious office with dual-aspect windows overlooking the front and side yard—ideal for reading, hobbies, or a home workspace. The main level also offers a formal dining area and a generous living room with a gas fireplace, mantle, and ceiling fan, creating a comfortable space to relax while enjoying views of the mature rear yard. The well-appointed kitchen is designed for both everyday living and entertaining, featuring granite countertops, dark cabinetry, stainless steel appliances, a corner pantry, central island with raised eating bar, and built-in cabinetry on both sides. Adjacent to the kitchen, the large breakfast nook opens onto the east-facing, low-maintenance deck—perfect for morning coffee. The spacious primary bedroom offers a walk-in closet and a private ensuite complete with a soaker tub, large vanity, and separate shower. A convenient half bath and main floor laundry with closet complete this level. The fully finished walkout basement expands your living space with a massive family room featuring a second gas fireplace and built-in shelving, a versatile den area, a large bedroom with walk-in closet, a 4-piece bathroom,

and plenty of storage space. Additional highlights include a high-efficiency furnace, central air conditioning, water softener, storage room shelving, and freezers included. A rare opportunity to enjoy comfortable, low-maintenance living in a fabulous sought-after adult community! View Multi Media/3D/Virtual Tour.