



GRASSROOTS

REALTY GROUP

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**8 Bridle Estates Manor SW
Calgary, Alberta**

MLS # A2319637



\$809,999

Division:	Bridlewood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,632 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, Pantry, See Remarks, Storage		

Inclusions: NA

Welcome to this beautifully maintained bungalow villa in the highly sought-after community of Bridlewood Estates, offering the perfect combination of space, comfort, and low-maintenance living. Backing onto picturesque green space and walking paths, this exceptional home boasts over 3,100 sq. ft. of developed living space and one of the most impressive outdoor living areas you’ll find in a villa setting. Thoughtfully designed for both everyday living and entertaining, the bright and inviting main floor features a spacious foyer, formal dining room, and an elegant living room highlighted by a cozy gas fireplace and custom wood detailing. The well-appointed kitchen is the heart of the home, showcasing granite countertops, stainless steel appliances, a corner pantry, stone tile backsplash, and generous dining areas that seamlessly connect the living spaces. A true highlight of the home is the expansive rear deck, offering an outstanding outdoor retreat overlooking the beautifully maintained green space and walking paths beyond. Whether you’re enjoying your morning coffee, hosting family and friends, or simply relaxing and taking in the peaceful surroundings, this remarkable outdoor space extends your living area and provides a setting that is rarely found. The spacious main-floor primary suite offers a private retreat complete with a walk-in closet and a beautifully renovated ensuite featuring a separate shower and a relaxing Jacuzzi tub. A second bedroom, convenient main-floor laundry room, and powder room complete this level. The fully finished lower level provides exceptional additional living space, featuring a large family room with a second gas fireplace, a third bedroom, full bathroom, and a versatile flex room ideal for a home office, fitness area, hobby room, or additional guest space. Extensive storage adds to the home’s practicality and

functionality. Quality craftsmanship and pride of ownership are evident throughout, with custom crown mouldings, durable exterior finishes, and thoughtful upgrades that enhance both style and comfort. Enjoy the benefits of low-maintenance living with no condo fees—just a modest \$180 monthly HOA fee covering lawn care, snow removal, and irrigation. This allows you to spend more time enjoying the lifestyle and surroundings that make this community so desirable. Rarely do homes become available in this exclusive villa enclave. Offering beautiful green space views, generous living areas, outstanding outdoor space, and a lock-and-leave lifestyle, this is an exceptional opportunity to right-size without compromise.