



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

272 Bridle Estates Road SW
Calgary, Alberta

MLS # A2346013



\$700,000

Division:	Bridlewood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,287 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	Central Vac is as is		

NEW PRICE! OPEN HOUSE SATURDAY OCTOBER 10TH 2PM TO 4 PM. Welcome to the best-kept secret in 55+ living, where independent freedom meets effortless comfort. Positioned in arguably one of the best locations within the entire complex, this beautiful bungalow-style villa in Bridle Estates welcomes you with a sunny south-facing backyard framed by mature trees and lovely shrubs. It is the perfect peaceful sanctuary for your morning coffee or evening relaxation. The truest luxury here, however, is the complete absence of traditional condominium fees. For a simple, modest homeowners fee of just \$180 a month, your lawn is meticulously cut, your snow is shoveled, and the community park area is beautifully maintained. You get all the perks of a maintenance-free lifestyle without any of the stress. Step inside, and you will immediately notice how the open-concept design and large windows flood the entire home with soothing natural light. Large dining room is perfect for hosting xmas and thanksgiving get togethers. Up to 10 family members can fit around the dining room table. A striking three-way fireplace warmly greets you at the foyer, casting a beautiful ambience across the gleaming hardwood floors that flow seamlessly through the dining area, living room, and right into your primary bedroom. The primary bedroom has a walk in closet and ensuite with separate tub and shower. Unlike cramped galley layouts, the spacious, open kitchen is a true joy to cook in, fully equipped with newer, premium LG appliances. An elegant flex room near the front entrance easily serves as a dedicated home office, a cozy den, or a welcoming second bedroom for visiting family. Every major, expensive upgrade has already been thoughtfully completed for your total peace of mind. The home features a newer furnace, a newer hot water tank, central air, underground sprinklers,

newer washer and dryer and new LED lights under the eaves for nighttime appeal and special occasions like xmas. The massive basement is waiting for your future design. It boasts 4 oversized windows, roughed in plumbing, high ceilings and two areas to develop. The garage is fully insulated and drywalled and has extra storage up above the garage door. This is one you will want to view!