



GRASSROOTS
REALTY GROUP

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116 Bridle Estates Road SW
Calgary, Alberta

MLS # A2348524



\$950,000

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

Heating:	In Floor, Electric, Forced Air, Geothermal, Humidity Control, Natural Gas	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	Concrete, Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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		
Inclusions:	None		

Enjoy this premier SW 55+ community with plenty of green spaces and a gazebo. The age restriction, however, WILL NOT BE ENFORCED against an occupant under 55 provided that at least one occupant of the home is 55 or older. This is stipulated on the Age Restriction Covenant and Articles from the HOA. That provides flexibility for family arrangements or couples with an age difference. Step inside to discover a home optimized for health, comfort, and effortless luxury. Replacing traditional, dust-prone carpets, a premium ceramic tile floor spans the entire layout. These low maintenance floors make daily upkeep a breeze so you can spend less time cleaning and more time enjoying the vibrant Bridle Estates lifestyle. In addition, this fully Integrated Smart Home allows you to enjoy seamless control over lighting, climate, security, and entertainment—all from your smartphone. Key Smart Features Include: 1.- Miele Programmable Espresso Machine — Wake up to barista-quality coffee. 2.- Whole-Home SONOS Audio — Premium smart speakers in the living room, main bedroom, and basement, plus portable units for music anywhere. 3.- Smart Thermostats — Efficient climate control in the main bedroom and throughout the home. 4.- RING Video Doorbell with Infinity (Rogers) Integration — check all activities anywhere you are using your phone. 5.- GEMSTONE Smart Lighting System — Remote dimming, color changes, and automated schedules for bulbs and light strips, including dedicated smart lighting in the kitchen and main bedroom. 6.- Smart Security Cameras — Real-time motion alerts and monitoring for indoor and outdoor spaces. 7.- Central Vacuum System — Built-in inlets on the main floor, main bedroom, basement, and garage for easy, whole-home cleaning. 8.- Zoned HVAC Systems

for targeted air conditioning, radiant underfloor heating via electric water-heating or hydronic loops, and whole-home humidity management. 9.- Sprinklers – The system gives you full personal control over the watering schedule and is maintained by the HOA, which saves you time and seasonal maintenance costs. 10.- An oversized heated 3-car garage with 10’ high doors, and a water tap, provides exceptional storage and workshop potential. This hidden gem offers 10’ ceilings on the main floor, 9’ ceilings in the basement, and 18’ ceilings in the garage. Gourmet kitchen is equipped with stainless steel appliances, granite countertops, 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 number of windows allow natural light to enhance the beauty and elegance of the place. The primary suite offers a granite-surround shower, a customized walk-in closet, and a relaxing jacuzzi tub. The fully developed walkout basement adds over 1,300 sq of additional living space, perfect for guests or extended family. Not too far from Fish Creek Provincial park, there is easy access to shopping, restaurants, transit system, and Stoney trail.