



THE
A-TEAM

**RE/MAX
FIRST**

103 BRIDLE ESTATES Mews, Calgary T2A 6R1

MLS® #: **A2164046** Area: **Bridlewood** Listing Date: **09/12/24** List Price: **\$725,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2006**
 Lot Information
 Lot Sz Ar: **4,413 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,402**
 Low Sqft:
 Ttl Sqft: **1,402**

DOM

7
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow, Side by Side**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Front Yard, Lawn, No Neighbours Behind, Landscaped, Street Lighting, Underground Sprinklers, Rectangular Lot**
 Park Feat: **Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Side By Side**

Utilities and Features

Roof: **Concrete**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Private Yard**

Construction: **Composite Siding, Concrete, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`0" x 10`6"	Kitchen	Main	8`9" x 14`3"
Breakfast Nook	Main	8`4" x 9`6"	Dining Room	Main	9`5" x 16`9"
Dining Room	Main	12`9" x 22`9"	Living Room	Main	12`9" x 22`9"
Bedroom - Primary	Main	10`6" x 17`7"	Laundry	Main	4`10" x 5`7"
Bedroom	Basement	11`1" x 17`7"	Bedroom	Basement	12`7" x 15`10"
Family Room	Basement	20`7" x 21`1"	Furnace/Utility Room	Basement	10`6" x 10`9"
2pc Bathroom	Main	5`3" x 5`7"	4pc Ensuite bath	Main	7`1" x 9`2"

4pc Bathroom

Basement

4`11" x 10`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0512613

Zoning:
R-2

Remarks

Pub Rmks:

Discover the perfect blend of comfort, convenience, and elegance in this stunning FULLY FINISHED WALKOUT 55+ BUNGALOW VILLA in the highly sought-after BRIDLE ESTATES! This home immediately impresses with its charming curb appeal, featuring a beautiful covered front porch and a double attached garage, complete with custom shelving for extra storage. Step inside to find a freshly painted, open-concept layout bathed in natural light, thanks to the large windows and neutral earth tones throughout. The spacious kitchen, equipped with stainless steel appliances, breakfast bar, an abundance of prep space, and ample cabinet storage, flows seamlessly into the cozy living room, where a gas fireplace provides the perfect ambiance. The generous dining area at the front of the home doubles as a versatile flex space—ideal for an additional sitting area or home office. Maple hardwood flooring featured on the main level, which also features the convenience of main floor laundry just off the garage entrance. Enjoy sunny evenings on the rear balcony, perfect for BBQs and relaxation. The primary bedroom offers a peaceful retreat with a roomy walk-in closet and a large ensuite that features a soaker tub and brand new renovated standing shower (JUNE 2024). The fully developed walkout basement boasts 9' ceilings, two additional large bedrooms, a full 4 pc bath, and a spacious rec/entertainment area with a second gas fireplace. You'll also appreciate the ample storage space and the walk out to the private lower patio, perfect for unwinding. Enjoy the ease and beauty of a lush, green lawn all season long with the convenience of underground irrigation. With approx 2600 square feet of developed living space, this home offers plenty of room for both living and storage. Bridle Estates is renowned for its community amenities, including green spaces, a clubhouse, and walking paths. The HOA fee covers landscaping and snow removal, ensuring a maintenance-free lifestyle. Located just steps from transit, shopping, and close to Spruce Meadows, this home offers easy access to all corners of Calgary, thanks to the Stoney Trail expansion. Don't miss this opportunity to enjoy an active, carefree lifestyle in a beautiful community—schedule your private viewing today!

Inclusions:
Property Listed By:

None
eXp Realty

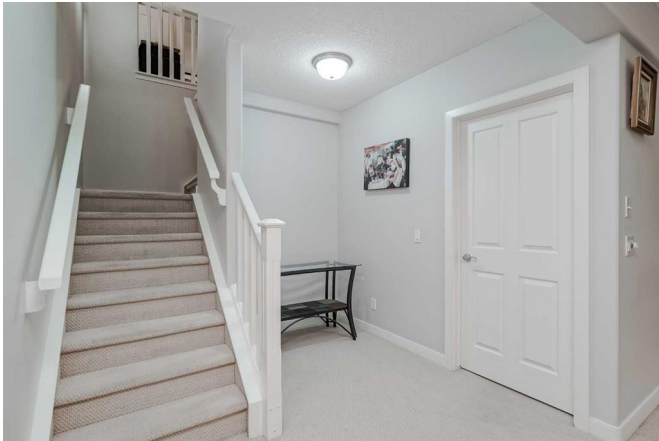
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

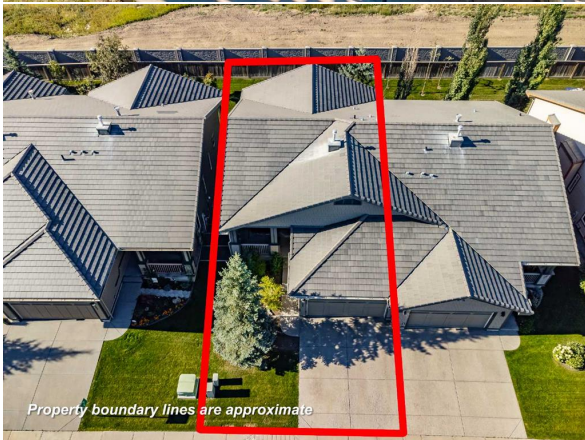




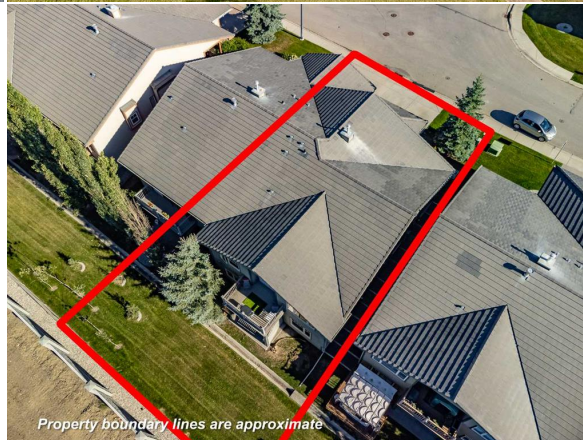








Property boundary lines are approximate



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