



THE
A-TEAM

**RE/MAX
FIRST**

241 BRIDLE ESTATES Road, Calgary T2Y 0G1

MLS® #: **A2195877** Area: **Bridlewood** Listing Date: **02/20/25** List Price: **\$750,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **4,144 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Front Yard**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,325**
 Low Sqft:
 Ttl Sqft: **1,325**

DOM

47
Layout
 Beds: **2 (1 1)**
 Baths: **2.5 (2 1)**
 Style: **Attached-Side by Side,Bungalow**

Parking

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

Utilities and Features

Roof: **Concrete**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**
 Construction: **Composite Siding**
 Flooring: **Carpet,Ceramic Tile,Cork,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
 Int Feat: **Built-in Features,Granite Counters,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`0" x 9`9"	Dining Room	Main	19`0" x 10`0"
Breakfast Nook	Main	8`0" x 7`5"	Living Room	Main	19`0" x 12`8"
Family Room	Basement	21`10" x 19`9"	Foyer	Main	7`9" x 7`5"
Laundry	Main	5`8" x 5`3"	Furnace/Utility Room	Basement	30`2" x 11`8"
Covered Porch	Main	13`3" x 9`0"	Bedroom - Primary	Main	14`4" x 11`8"
Bedroom	Basement	16`0" x 9`9"	2pc Bathroom	Main	5`8" x 4`11"
4pc Bathroom	Basement	9`11" x 7`0"	4pc Ensuite bath	Main	13`6" x 8`5"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0911803

Remarks

Pub Rmks: **Welcome to the sought after, 55+ community of Bridle Estates! This stunning bungalow with 2,635 square feet of developed space is immaculate and ready to call home. Upon entry, you are welcomed by an inviting tiled front foyer, equipped with ample closet space for your winter jackets! This well designed bungalow features an open-concept living area, creating a warm atmosphere while embracing socialization. The kitchen offers plenty of counter space, stainless steel appliances, and a corner pantry. An adjacent nook off of the kitchen is perfect for a small dining table for casual meals or turn it into a home office. The spacious living room showcases gorgeous hardwood floors that flow seamlessly throughout the main level. A tiled fireplace anchors the room and is complete with mantle serving as a beautiful focal point, creating a cozy atmosphere for relaxing. The built-in cabinetry adds charm and function, perfect for displaying your favourite books, art, or décor. Effortlessly flowing off the living area is a formal dining room offering an abundance of space for the largest of gatherings. Large windows allow for plenty of natural light to fill the room, enhancing the overall brightness and warmth of the space. The spacious master bedroom with his & her closets offers a serene retreat with easy access to your ensuite, equipped with built in cabinets, large tub, and separate shower. This quiet, comfortable space is perfect for winding down at the end of the day. Completing this level is the two-piece bathroom and perfectly sized laundry room. This bungalow has everything you need on the main floor for convenient living. The fully developed basement with plush carpet significantly expands the living space, presenting a large and functional recreation room, perfect for movie nights, a home gym, or a hobby area—endless possibilities are here! An additional bedroom is ideal for guests or teens while a second bathroom provides convenience and features modern finishes and a tub/shower combo. To complete the space, a generous-sized mechanical room provides additional storage space, ideal for seasonal items, tools, or extra belongings. With air conditioning, a perfect sized deck off the back of the home, a double attached garage, and landscaping/snow removal taken care of, this bungalow villa is the perfect place for you to call home!**

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

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









