



THE
A-TEAM

**RE/MAX
FIRST**

6 BRIDLE ESTATES Way, Calgary T2Y 5A7

MLS® #: **A2198148** Area: **Bridlewood** Listing Date: **02/28/25** List Price: **\$749,500**
 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: **2004**
 Lot Information
 Lot Sz Ar: **5,317 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,349**
 Low Sqft:
 Ttl Sqft: **1,349**

DOM

9
Layout
 Beds: **2 (1 1)**
 Baths: **2.5 (2 1)**
 Style: **Attached-Side by Side,Bungalow-Villa**

Parking

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

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Front Yard,Landscaped,Level,Low Maintenance Landscape,Underground Sprinklers**
 Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Concrete,Tile**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Cement Fiber Board**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,ENERGY STAR Qualified Appliances,Garburator,Humidifier,Microwave,Range,Range Hood,Refrigerator,Washer/Dryer,Water Purifier,Water Softener,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,High Ceilings,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	20`9" x 28`9"	Breakfast Nook	Main	27`8" x 28`9"
Kitchen	Main	32`10" x 39`4"	Dining Room	Main	34`5" x 35`6"
Living Room	Main	36`11" x 36`11"	Laundry	Main	15`10" x 16`8"
Bedroom - Primary	Main	37`9" x 49`3"	Family Room	Lower	51`11" x 72`9"

Bedroom
Flex Space
2pc Bathroom
4pc Bathroom
Covered Porch

Lower
Lower
Main
Lower
Main

38`10" x 49`9"
21`7" x 39`8"
15`4" x 16`5"
16`2" x 26`3"

Office
Furnace/Utility Room
4pc Ensuite bath
Balcony

Lower
Lower
Main
Main

30`11" x 42`1"
42`1" x 44`0"
29`0" x 44`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0512613

Zoning:
R-G

Remarks

Pub Rmks: **Peaceful 55+ Retirement Living with over 2600 SqFt of Developed Open Concept Space, Nestled within the Sought After Bridle Estates and Serene Bridlewood Community; A Walk-Out Corner Lot Bungalow Villa Backing onto a Walk-Way with Beautiful Landscaping; Front Porch, Rear Deck, and Covered Patio Provide Shady Relaxation; Both Main and Lower Floor Living with Two Bedrooms, Three Bathrooms, Provide Ample Flexible Space; Quick Access to Stoney Trail, Shopping, and Schools; This Home is Impressive, as You Will View within the Video! Call Your Realtor and Book a Showing ...**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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









