



**GRASSROOTS**  
REALTY GROUP

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## 21 Bridle Estates Manor SW Calgary, Alberta

**MLS # A2229828**



# \$925,000

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,594 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Greenbelt, Landscaped, Underground Sprinklers		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete, See Remarks, Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wet Bar

**Inclusions:** Alarm/Security System, Garage Door Opener, 2 Garage Controls, Wall Bed in Lower Bedroom, Audio and Visual Equipment in Lower Family Room

Executive Walkout Villa in a Prestigious +55 Community. Welcome to this immaculate executive walkout villa in a highly sought-after +55 community, where thoughtful design, low-maintenance living, and natural surroundings create the perfect place to call home. This is not a condo—but thanks to a proactive HOA, you'll enjoy all the benefits of carefree living, including snow removal, lawn care, and underground sprinkler maintenance. Architectural controls ensure a consistent, polished streetscape, while inside, the home is thoughtfully designed to offer a seamless blend of comfort, functionality, and refined style. The main floor offers 10' ceilings, 8' doors, and beautiful hardwood flooring throughout the open-concept living area. A generous front dining room (also perfect as a home office) leads into the upgraded kitchen with granite counters, updated stainless steel appliances including an electric range, and a central island for effortless entertaining. The adjoining living room features a cozy gas fireplace and opens to a large west-facing deck overlooking the greenbelt—offering excellent privacy and stunning afternoon sun. The primary bedroom suite is a true retreat, featuring a spa-inspired ensuite with double sinks, a jetted soaker tub, an oversized tiled and glass shower, and a large walk-in closet. Convenient main floor laundry adds ease to everyday living. The walkout lower level expands your space with 9' ceilings, in-floor heating, and two large bedrooms—one with a custom wall bed for dual-purpose use as a guest room or office. A full bathroom, a large family/media room with built-in audio/visual equipment, and a wet bar area offer plenty of space to relax or host guests and family. A custom wine room with sink adds an extra touch of personality and charm. A unique bonus is the additional finished space under the garage—ideal for

storage, a workshop, or future development. With central A/C, a tankless water heater, and newer furnace, all the comfort and mechanical updates are already in place. This is a rare opportunity to enjoy spacious, beautifully maintained, and fully featured villa living in a quiet, walkable, and well-kept community—perfect for those looking to simplify without compromise.