



**GRASSROOTS**  
REALTY GROUP

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8 Bridle Estates Road SW  
Calgary, Alberta

MLS # A2274216



**\$799,900**

|           |                                                                          |        |                   |
|-----------|--------------------------------------------------------------------------|--------|-------------------|
| Division: | Bridlewood                                                               |        |                   |
| Type:     | Residential/Duplex                                                       |        |                   |
| Style:    | Attached-Side by Side, Bungalow-Villa                                    |        |                   |
| Size:     | 1,503 sq.ft.                                                             | Age:   | 2006 (19 yrs old) |
| Beds:     | 2                                                                        | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached, Driveway, Garage Faces Front                     |        |                   |
| Lot Size: | 0.11 Acre                                                                |        |                   |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, R |        |                   |

|             |                                                                                                                                       |            |     |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | In Floor, Forced Air                                                                                                                  | Water:     | -   |
| Floors:     | Carpet, Hardwood, Tile                                                                                                                | Sewer:     | -   |
| Roof:       | Concrete                                                                                                                              | Condo Fee: | -   |
| Basement:   | Full                                                                                                                                  | LLD:       | -   |
| Exterior:   | Brick, Composite Siding, Wood Frame                                                                                                   | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                       | Utilities: | -   |
| Features:   | Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Pantry, Separate Entrance, Storage, Walk-In Closet(s) |            |     |

**Inclusions:** all window coverings, garage door opener and 2 remotes

RARE OPPORTUNITY to own this immaculate 55+ walkout bungalow-style villa backing directly onto greenspace&mdash;with no neighbours behind! Tucked into one of the best locations in the community, this home is ideal for empty nesters and downsizers seeking a low-maintenance lifestyle without sacrificing space or comfort. From the moment you step inside, you&rsquo;ll notice the executive upgrades including 9&rsquo; ceilings, custom crown moulding, and hardwood flooring throughout the main level. The layout is bright and functional with a spacious tiled front entry, a front den/office with large windows, and a formal dining area perfect for hosting. The kitchen offers granite countertops, corner pantry, an updated tile backsplash, and newer stainless-steel appliances including a fridge with water and ice, dishwasher, and microwave hood fan. The adjacent eating nook showcases unobstructed greenspace views and leads to the deck&mdash;a perfect spot for morning coffee or quiet evenings outdoors. The living room is warm and inviting and includes a three-way fireplace. The primary suite is a great size and features a walk-in closet and a beautifully updated ensuite with heated floors, a tiled shower and Jacuzzi tub. The main level is complete with a powder room and convenient laundry with new washer and dryer (2024). Downstairs, the walkout lower level expands your living space with a large family room featuring a gas fireplace, built-ins, a spacious additional bedroom, and a full bathroom. There&rsquo;s also a versatile room that is ideal for an office, hobby space, rec room, or potentially an additional bedroom plus plenty of storage. Additional highlights include air conditioning, and a central vacuum system. Best of all: no condo fees&mdash;just a low \$180 HOA fee covering lawn care, snow removal, and irrigation, making this an ideal turn-key

option for those looking to simplify and enjoy life. With easy access to Stoney Trail, shopping and amenities this move in ready villa is not to be missed!