

\$799,900 - 12 Bridle Estates Road Sw, Calgary

MLS® #A2087283

\$799,900

3 Bedroom, 3.00 Bathroom, 1,412 sqft
Residential on 0.11 Acres

Bridlewood, Calgary, Alberta

Start off your day with your favourite hot beverage, while you enjoy the splendour of one of the most spectacular morning skies in Alberta every morning from your East facing Deck overlooking manicured-greens, and the private Bridle Estates Pavilion. Set the pace of your day with a walk around the gorgeous private Linear Park, with your furry friend, chat and feel the camaraderie of a fellow-neighbour, accompanied by a playful pet, who are out and about wagging their tails, just happy to see their other furry buddies. Bask in the evening sun or listen to the rain from the privacy of your large front Porch. Enjoy the beautiful flowers and let the sounds of nature's fountain wash away the days chores from the comfort of your plush wicker settee and breathe in the rain-cleansed fresh air.

Book the Private Pavilion for private family functions at no cost to the homeowners. Walk along the gorgeous linear park paths and around the open dry pond adjacent to your very own backyard. The expansive green space adds to the serenity of your Private Oasis - almost too good to be true!

The Estates are one of the very rare +55 demographics, freehold Craftsman Bungalows, custom built and curated for those who love to enjoy the comforts of an exclusive, carefree family friendly lifestyle and have the independence and freedom to work, play, entertain and travel, without having to worry about shovelling snow, mowing the



meticulously maintained lawn or mending your fence. A low Homeownerâ€™s Association Fee of \$170/month takes care of all of that. Casually meet up for summer BBQs, coffee and doughnuts, ladies chats, bocce ball, or take/donate a book, free of charge. Everyone watches out for each other, and anyone can volunteer or be a Director on the BEHOA Committee.

Only a block or two from a bus stop, the Shoppes of Bridlewood, a stoneâ€™s throw away from Sobeys, Shoppers, Spruce Meadows, a 10-minute drive to Lloyd Park Disc Golf Course, Red Deer Lake, Sirocco Golf Club, 5 minutes to Costco, and a short drive to Fish Creek Provincial Park, Elbow Falls nestled in the backcountry of the foothills, with plenty of bike paths and scenic trail along the rivers with easy access to Bow Valley Provincial Park Kananaskis. Come and call it home today!

Built in 2006

Essential Information

MLS® #	A2087283
Price	\$799,900
Sold Price	\$804,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,412
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	12 Bridle Estates Road Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5A8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Blower Fan, Gas, Living Room
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Clay Tile
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2023
Date Sold	October 26th, 2023
Days on Market	10
Zoning	R-2
HOA Fees	170.00
HOA Fees Freq.	MON

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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