

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—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’ll notice the executive upgrades including 9’ 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—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’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—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!