

## 41 Bridle Estates Manor SW Calgary, Alberta

MLS # A2286004



# \$864,900

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,528 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

**Heating:** In Floor, Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood, Tile, Vinyl

**Sewer:** -

**Roof:** Concrete

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Brick, Composite Siding, Wood Frame

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage

**Inclusions:** N/A

**DOWNSIZE IN STYLE WITHOUT COMPROMISE-** this IMMACULATE BURNTWOOD (55+), 3 BDRM (1+2) WALKOUT BUNGALOW VILLA with Double Attached Garage is set back in the heart of Bridlewood Estates.-- QUIET LOCATION, BACKING S.W. INTO THE GREEN SPACE & PATH SYSTEM. Empty nesters will love the Upgraded HARDIE BOARD exterior, CONCRETE tile roofing, flat ceilings, HEATED FLOORING, custom crown mouldings, 2 GAS FIREPLACES & MISSION style woodwork! Bright, open & functional floorplan (just over 2750 ft2) with spacious tiled front foyer, FORMAL DR, large LR w/ impressive stone surround fireplace, mission style mantle/built-in cabinetry & shelving. Granite Island kitchen has 2 eating areas, corner pantry, stone tile backsplash & stainless-steel appliances. The breakfast nook overlooks the expansive green space with a 22 foot deck (S.W. facing) -easily fits a large patio set/entertaining area.- Large primary suite w/ walk-in closet, beautifully updated ensuite w/ heated floors, shower and Jacuzzi tub. The main level is complete with a powder room and convenient laundry room (SxS W+D). Walkout lower level has wide open family room featuring a gas fireplace, built-ins, 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. Large concrete patio downstairs to green space. No CONDO FEE &mdash;just a low \$180 HOA fee covering lawn care, snow removal, and irrigation. THIS HOME has AIR CONDITIONING! Visit our Open Houses on Feb 28th/March 1st, 2-4PM and see WHAT DOWNSIZING IN STYLE CAN LOOK LIKE!