

\$725,000 - 5 Bridle Estates Road Sw, Calgary

MLS® #A2216756

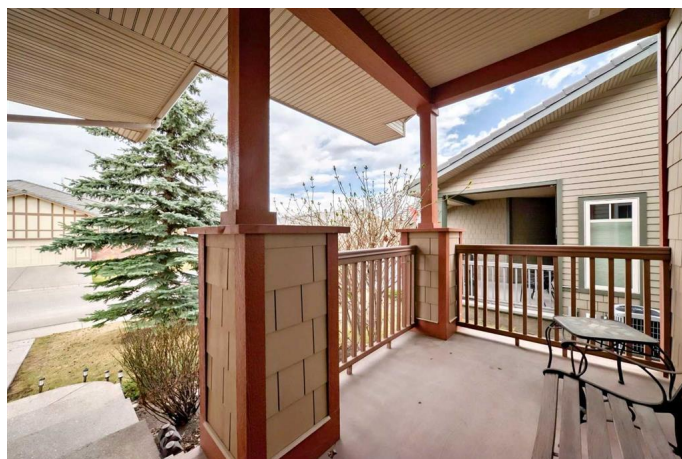
\$725,000

3 Bedroom, 3.00 Bathroom, 1,276 sqft

Residential on 0.10 Acres

Bridlewood, Calgary, Alberta

Welcome to Bridle Estates—one of Calgary's premier 55+ adult communities. From the moment you arrive, you'll be drawn in by the home's charming curb appeal, featuring a covered front porch and a double attached garage. Inside, a wide foyer opens into a bright, open-concept layout highlighted by a striking three-sided fireplace and large south-facing windows that flood the space with natural light. The main level showcases rich hardwood floors and a thoughtfully designed floor plan that includes a formal dining room, a dedicated home office, and a spacious living room. The kitchen is equipped with stainless steel appliances, ample cabinetry, and generous countertop space perfect for everyday cooking and entertaining. A cozy breakfast nook leads to the large deck overlooking a sunny south-facing backyard. Also on the main floor is a spacious primary bedroom with a walk-in closet and 4-piece ensuite, a convenient laundry room, and a 2-piece powder room. The fully finished walkout basement offers even more living space with two large bedrooms, a luxurious 5-piece bathroom with jetted tub, and a bright family room with a second gas fireplace. Step outside to a private lower patio, an ideal retreat for relaxation. Additional features include ample storage, underground irrigation, and approximately 2,350 sq. ft. of developed living space. Bridle Estates is a quiet, well-maintained community offering green spaces, a clubhouse, and walking paths. A low



HOA fee (\$170/month) covers landscaping and snow removal, ensuring a truly maintenance-free lifestyle. Conveniently located near transit, shopping, dining, and just minutes from Spruce Meadows with easy access to Stoney Trail. Don't miss your opportunity to enjoy vibrant, carefree living in a beautifully appointed home.

Built in 2005

Essential Information

MLS® #	A2216756
Price	\$725,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,276
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

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

Amenities

Amenities	Snow Removal
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Bar, Wood Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Mantle, Entrance, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Roof	Concrete
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Days on Market	35
Zoning	R-G
HOA Fees	170
HOA Fees Freq.	MON

Listing Details

Listing Office	MaxWell Canyon Creek
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