

**4 Bridle Estates Road SW**  
**Calgary, Alberta**

**MLS # A2287371**



**\$899,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,797 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, No Smoking Home, Separate Entrance		

**Inclusions:** None.

Fireside cocktails, family gatherings, formal dinners. This comfortable, spacious entertainer's home will host them all with ease and grace. Air-conditioned, semi-detached Arts and Crafts style, walkout bungalow villa offering 3400 sq ft of fully developed living space. Backing directly onto a linear park and expansive greenspace with no neighbours behind. This home on a corner lot delivers the perfect blend of luxury, comfort, and practicality—ideal for discerning empty nesters or down sizers who don't want to compromise on space. Set in a quiet, well-managed "lock-and-go" community, a proactive HOA handles snow removal, lawn care, and underground irrigation, allowing you to focus on enjoying life. This home offers all the benefits of low-maintenance living, complemented by architectural controls that ensure a polished, cohesive streetscape. The main level is bright and welcoming with 10' ceilings, 8' doors, and beautiful hardwood floors throughout the open-concept living area. From the spacious, tiled front entry turn left to the front den/office with large windows or turn right past the formal dining room that easily accommodates large family gatherings. Then move on to the open concept kitchen and living room. The heart of the home is the large chef's kitchen, featuring stunning, rich wood cabinetry, quartz countertops, a generous island and a corner pantry. A cozy breakfast nook opens directly onto the spacious wrap around deck, perfect for sunrises while overlooking the greenbelt. The bright, living room is warm and inviting, showcasing a striking gas fireplace flanked by custom built-in wood and glass cabinetry—an welcoming space for relaxing or entertaining. Convenient main-floor laundry adds everyday ease. The fully developed walkout basement is a standout, offering 9' ceilings, in-floor heating, and a spacious

recreation/family room complete with more built in cabinetry around the second gas fireplace that radiates warmth on chilly evenings. A large guest bedroom and a 4-piece bathroom, a wet bar area, and a generous utility/storage room complete this level. Double garage with extra ceiling height suitable for a lift. Ideally located close to shopping, parks, Spruce Meadows, and major roadways such as Stoney Trail, this exceptional villa offers a rare opportunity to enjoy tranquil greenspace living with urban convenience. An immaculate 55+ walkout bungalow villa in the best corner lot location in the community—effortless living, elevated. A VERY RECENT AND COMPREHENSIVE PROFESSIONAL HOME INSPECTION IS AVAILABLE UPON REQUEST.