

\$779,900 - 69 Bridle Estates Road Sw, Calgary

MLS® #A2209180

\$779,900

3 Bedroom, 3.00 Bathroom, 1,409 sqft
Residential on 0.11 Acres

Bridlewood, Calgary, Alberta

"" OPEN HOUSE: SATURDAY, MAY 3,
12:00 - 2:00 PM "" Excellent one owner,
fully developed walkout with loads of quality
recent upgrades and custom features when
first built. Plus 55 age restricted. One of the
larger original floor plans. Open main floor plan
with spacious kitchen, island, granite
countertops, walk in pantry, open to a
spacious great room with gas fireplace and
custom built in wall unit, separate formal dining
room (custom built in hutch) for family and
formal dinner get togethers, large primary
bedroom with full ensuite including separate
soaker tub and shower, lower level walkout
featuring a huge lower level family room with
gas fireplace and custom built wet bar, two
spacious bedrooms, full bath, concrete patio to
a private and beautifully landscaped rear yard.
Upgrades include central air conditioning,
beautiful vinyl plank main floor flooring, custom
crown moldings throughout the main floor,
leaded glass inserts, concrete tile roof,
underground sprinklers. Full width rear upper
deck with gas line. Very private rear yard
setting (no rear neighbours), west facing for
amazing sunshine and mountain view
afternoons

Built in 2005

Essential Information

MLS® #	A2209180
Price	\$779,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,409
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	69 Bridle Estates Road Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5A9

Amenities

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

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s), Wet Bar, Crown Molding, Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Electric Water Heater, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, None, Water Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle

Has Basement	Yes
Basement	Finished, Full, Walk-Out, Walk-Up To Grade

Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Cul-De-Sac, Landscaped, Pie Shaped Lot, Views, No Neighbours Behind, Waterfall
Roof	Concrete
Construction	Wood Frame, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 7th, 2025
Days on Market	24
Zoning	R-G
HOA Fees	170
HOA Fees Freq.	MON

Listing Details

Listing Office	Royal LePage Solutions
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