

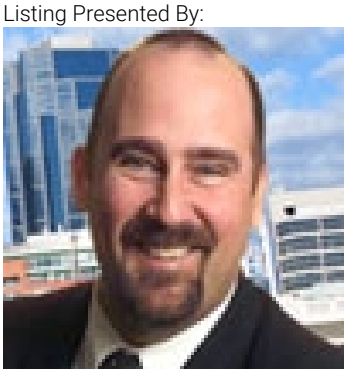
116 Bridle Estates Road Calgary Alberta

$900,000

Enjoy this premier SW 55+ community with plenty of green spaces and a gazebo. The age restriction, however, WILL NOT BE ENFORCED against an occupant under 55 provided that at least one occupant of the home is 55 or older. This is stipulated on the Age Restriction Covenant and Articles from the HOA. That provides flexibility for family arrangements or couples with an age difference. Step inside to discover a home optimized for health, comfort, and effortless luxury. Replacing traditional, dust-prone carpets, a premium ceramic tile floor spans the entire layout. These low maintenance floors make daily upkeep a breeze so you can spend less time cleaning and more time enjoying the vibrant Bridle Estates lifestyle. In addition, this fully Integrated Smart Home allows you to enjoy seamless control over lighting, climate, security, and entertainment--all from your smartphone. Key Smart Features Include: 1.- Miele Programmable Espresso Machine - Wake up to barista-quality coffee.2.- Whole-Home SONOS Audio - Premium smart speakers in the living room, main bedroom, and basement, plus portable units for music anywhere.3.- Smart Thermostats - Efficient climate control in the main bedroom and throughout the home.4.- RING Video Doorbell with Infinity (Rogers) Integration - check all activities anywhere you are using your phone.5.- GEMSTONE Smart Lighting System - Remote dimming, color changes, and automated schedules for bulbs and light strips, including dedicated smart lighting in the kitchen and main bedroom.6.- Smart Security Cameras - Real-time motion alerts and monitoring for indoor and outdoor spaces.7.- Central Vacuum System - Built-in inlets on the main floor, main bedroom, basement, and garage for easy, whole-home cleaning.8.- Zoned HVAC Systems for targeted air conditioning, radiant underfloor heating via electric water-heating or hydronic loops, and whole-home humidi...

Furnace 19.83 Ft x 13.00 Ft
Bedroom 18.50 Ft x 13.42 Ft
Family room 25.50 Ft x 23.25 Ft
4pc Bathroom 9.92 Ft x 7.00 Ft
Bedroom 19.50 Ft x 12.67 Ft
Other 5.58 Ft x 5.67 Ft
Laundry room 7.00 Ft x 5.42 Ft
Dining room 13.25 Ft x 10.25 Ft
Living room 23.58 Ft x 12.92 Ft
Kitchen 12.75 Ft x 9.00 Ft
Other 8.92 Ft x 7.17 Ft
Other 24.67 Ft x 10.25 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

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RE/MAX Realty Professionals

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Phone: 403-259-4141
darylcarlson@shaw.ca

Other 24.67 Ft x 9.83 Ft

Den 10.08 Ft x 9.00 Ft

Other 13.67 Ft x 7.33 Ft

2pc Bathroom 5.00 Ft x 5.50 Ft

5pc Bathroom 12.58 Ft x 10.50 Ft

Other 11.00 Ft x 7.58 Ft

Primary Bedroom 13.17 Ft x 12.50 Ft