

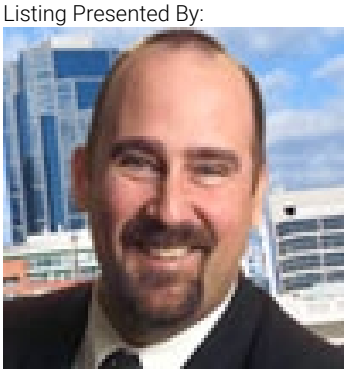
# 272 Bridle Estates Road Calgary Alberta

$684,900

BRIDLE ESTATES - AN INCREDIBLE OPPORTUNITY IN 55+ LIVING! NO CONDO FEES! DON'T MISS THIS ONE!OPEN HOUSE THIS SATURDAY, NOVEMBER 14TH, FROM 2:00-4:00 PM!YOU WILL WANT TO SEE THIS ONE! Beautifully located in one of the most desirable positions in Bridle Estates, this attractive bungalow-style villa offers the perfect combination of independent living, comfort and carefree convenience. And here's something you don't see every day: NO TRADITIONAL CONDO FEES! For just $180 per month in homeowners fees, enjoy having your lawn cut, snow removed and the community park beautifully maintained. It's the maintenance-free lifestyle you've been looking for without the burden of traditional condo fees!The location is exceptional, featuring a sunny south-facing backyard surrounded by mature trees and attractive shrubs. It's your own private outdoor retreat, perfect for morning coffee, afternoon sunshine or relaxing evenings.Step inside and you'll immediately appreciate the bright, open-concept design and abundance of natural light. A stunning three-way fireplace welcomes you at the entrance and creates a warm, inviting atmosphere throughout the home. Gleaming hardwood floors flow through the dining room, living room and primary bedroom.Love entertaining? The spacious dining room easily accommodates up to 10 guests around the table, making it ideal for Christmas, Thanksgiving and family get-togethers. The open kitchen is equally impressive, offering plenty of workspace and newer premium LG appliances.The generous primary bedroom features a walk-in closet and a private ensuite with separate tub and shower. A versatile flex room near the front entrance provides the perfect space for a home office, cozy den or comfortable second bedroom for visiting family and friends.Even better, the expensive upgrades have already been taken care of! Enjoy a newer furnace, newer hot water tank, cent...

Living room 20.33 Ft x 10.25 Ft
Kitchen 16.17 Ft x 9.67 Ft
Dining room 14.50 Ft x 11.83 Ft
Bedroom 10.50 Ft x 9.50 Ft
Primary Bedroom 22.17 Ft x 10.50 Ft
4pc Bathroom 10.50 Ft x 9.83 Ft
2pc Bathroom 5.67 Ft x 5.17 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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