



# 44 BRIDLE ESTATES Place Calgary Alberta

\$1,025,000

This IMMACULATE, AIR-CONDITIONED Semi-Detached BUNGALOW has 3016.74 sq ft of BEAUTIFULLY Developed living space that offers the perfect blend of LUXURY, COMFORT, + PRACTICALITY incl/OVERSIZED HEATED DOUBLE Garage (extra height for a lift), 3 Bedrooms, 2 1/2 Bathrooms that is on a 6587 Sq Ft PIE-SHAPED Lot in a QUIET CUL-DE-SAC in the Community of BRIDLEWOOD ESTATES. This HOME is part of a low-maintenance "lock and go" community with HOA services (Snow/Grass/Irrigation), providing an EFFORTLESS LIFESTYLE, + has a PATHWAY behind incl/Linear Park. As you approach this home, the CHARMING front porch welcomes you, setting the stage for what lies inside. A SPACIOUS foyer w/NEUTRAL color tones GREET you upon entering (10' Ceilings) leading to the Dining Room that will accommodate large FAMILY gatherings around the table as you have MEANINGFUL Conversations. The living room features BUILT-IN Bookcases on either side of a STRIKING GAS Fireplace with STONE accents, creating a WARM, + ELEGANT Atmosphere. This space is perfect for both RELAXING, + ENTERTAINING. The 'Heart of the Home' is the RENOVATED Kitchen - a CHEF'S DREAM, w/GORGEOUS 2-Toned Cabinetry, SS Appliances incl/HIGH-END Bosch appliances (Range/Dishwasher), QUARTZ Countertops, an ISLAND incl/Breakfast Bar, + a corner PANTRY. A COZY Breakfast Nook is ideal for casual meals as you catch up on your day w/LOVED ONES or have a romantic candlelit meal. It has doors leading out to the Deck. The Primary Bedroom w/Massive Window fills this space w/Sunlight, + providing a RESTFUL room for a PEACEFUL RETREAT. It has a LUXURIOUS 5 pc Tiled EN-SUITE, featuring an OVERSIZED Standing Rain Shower, Dual Sinks, HEATED Floor, + a Soaker tub--your PRIVATE SPA. The WALK-IN Closet has CUSTOM BUILT-IN Closet System. There is the 2 pc Bathroom, + CONVENIENT Laundry Room just off the entrance to the Garage that completes the Main Floor....

Recreational, Games room 24.75 M x 23.08 M  
 Bedroom 19.33 M x 12.33 M  
 Other 5.67 M x 5.17 M  
 Bedroom 15.00 M x 13.33 M

Dining room 18.17 M x 10.83 M  
 Breakfast 8.67 M x 8.00 M  
 Primary Bedroom 17.42 M x 12.67 M  
 Other 6.67 M x 6.33 M

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Listing Presented By:



Originally Listed by:  
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Other 8.58 M x 7.00 M

4pc Bathroom 10.25 M x 6.92 M

Furnace 18.25 M x 11.75 M

Living room 22.42 M x 155.25 M

Kitchen 14.58 M x 10.58 M

5pc Bathroom 12.58 M x 10.33 M

Foyer 13.17 M x 7.42 M

Laundry room 6.08 M x 5.33 M

2pc Bathroom 6.08 M x 4.92 M