



## 49 Bridle Estates Road Calgary Alberta

\$650,000

What an opportunity for this WALKOUT 55+ BUNGALOW VILLA in desirable Bridle Estates! You will love the curb appeal here with the beautiful, covered front porch & double attached garage. Generous front entry walks into this open concept plan with large kitchen and breakfast bar island which opens up to the living room with gas fireplace. The kitchen has loads of prep space & cabinet storage. Huge dining area at the front of the home could also be used as a flex space for an additional sitting area or home office. Hardwood throughout the main level, & you will also appreciate the BIG windows that attract loads of natural light to the main floor. Main floor laundry off of the garage entrance is very convenient. The main level also walks out to the rear deck, perfect for BBQ's and sunny evenings. Huge primary bedroom with large ensuite + walk-in closet. 9' ceilings in the main and 9' ceilings in the walk-out basement which is developed with additional bedrooms, full baths & spacious rec/entertainment area with 2nd gas fireplace. Great basement storage as well. The basement walks out to a private lower patio, perfect for relaxing. This floor plan offers over 2500 square feet of developed space. Bridle Estates is just so desirable for what it offers. Community green space, club house & walking paths. The community HOA fee covers landscaping + snow removal. Awesome location! Footsteps to transit, shopping mall & close to Spruce Meadows. With the Stoney Trail expansion, this makes this corner of the city very accessible to all corners of Calgary! PLEASE CHECK OUT THE VIRTUAL TOUR on the listing. (id:6769)

Recreational, Games room 21.58 Ft x 27.42 Ft

Bedroom 11.33 Ft x 17.67 Ft

Other 5.00 Ft x 4.67 Ft

Furnace 24.42 Ft x 10.58 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 13.50 Ft x 22.75 Ft

Kitchen 8.67 Ft x 13.75 Ft

Dining room 9.67 Ft x 16.83 Ft

Breakfast 7.75 Ft x 9.67 Ft

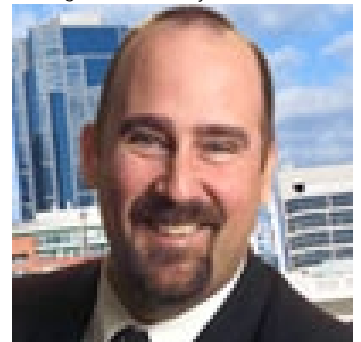
Foyer 12.25 Ft x 4.17 Ft

Primary Bedroom 11.58 Ft x 17.58 Ft

2pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX FIRST

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**RE/MAX Realty Professionals**

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