



8 Bridle Estates Road Calgary Alberta

\$799,900

RARE OPPORTUNITY to own this immaculate 55+ walkout bungalow-style villa backing directly onto greenspace--with no neighbours behind! Tucked into one of the best locations in the community, this home is ideal for empty nesters and downsizers seeking a low-maintenance lifestyle without sacrificing space or comfort. From the moment you step inside, you'll notice the executive upgrades including 9' ceilings, custom crown moulding, and hardwood flooring throughout the main level. The layout is bright and functional with a spacious tiled front entry, a front den/office with large windows, and a formal dining area perfect for hosting. The kitchen offers granite countertops, corner pantry, an updated tile backsplash, and newer stainless-steel appliances including a fridge with water and ice, dishwasher, and microwave hood fan. The adjacent eating nook showcases unobstructed greenspace views and leads to the deck--a perfect spot for morning coffee or quiet evenings outdoors. The living room is warm and inviting and includes a three-way fireplace. The primary suite is a great size and features a walk-in closet and a beautifully updated ensuite with heated floors, a tiled shower and Jacuzzi tub. The main level is complete with a powder room and convenient laundry with new washer and dryer (2024). Downstairs, the walkout lower level expands your living space with a large family room featuring a gas fireplace, built-ins, a spacious additional bedroom, and a full bathroom. There's also a versatile room that is ideal for an office, hobby space, rec room, or potentially an additional bedroom plus plenty of storage. Additional highlights include air conditioning, and a central vacuum system. Best of all: no condo fees--just a low \$180 HOA fee covering lawn care, snow removal, and irrigation, making this an ideal turn-key option for those looking to simplify and enjoy life. With e...

Recreational, Games room 23.58 Ft x 26.83 Ft

Bedroom 10.25 Ft x 16.83 Ft

4pc Bathroom Measurements not available

Office 19.42 Ft x 20.17 Ft

Living room 13.42 Ft x 12.00 Ft

Dining room 10.92 Ft x 11.08 Ft

Breakfast 12.50 Ft x 9.50 Ft

Family room 12.50 Ft x 12.00 Ft

Primary Bedroom 10.75 Ft x 24.50 Ft

4pc Bathroom Measurements not available

Laundry room Measurements not available

2pc Bathroom Measurements not available

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Listing Presented By:



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<http://www.tarrynhamilton.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

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

