

# \$925,000 - 21 Bridle Estates Manor Sw, Calgary

MLS® #A2229828

**\$925,000**

3 Bedroom, 3.00 Bathroom, 1,594 sqft

Residential on 0.11 Acres

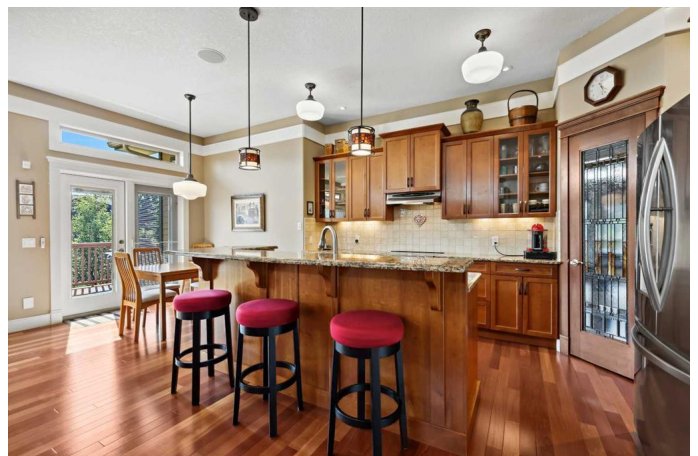
Bridlewood, Calgary, Alberta

Executive Walkout Villa in a Prestigious +55 Community. Welcome to this immaculate executive walkout villa in a highly sought-after +55 community, where thoughtful design, low-maintenance living, and natural surroundings create the perfect place to call home. This is not a condo but thanks to a proactive HOA, you'll enjoy all the benefits of carefree living, including snow removal, lawn care, and underground sprinkler maintenance.

Architectural controls ensure a consistent, polished streetscape, while inside, the home is thoughtfully designed to offer a seamless blend of comfort, functionality, and refined style.

The main floor offers 10' ceilings, 8' doors, and beautiful hardwood flooring throughout the open-concept living area. A generous front dining room (also perfect as a home office) leads into the upgraded kitchen with granite counters, updated stainless steel appliances including an electric range, and a central island for effortless entertaining. The adjoining living room features a cozy gas fireplace and opens to a large west-facing deck overlooking the greenbelt offering excellent privacy and stunning afternoon sun.

The primary bedroom suite is a true retreat, featuring a spa-inspired ensuite with double sinks, a jetted soaker tub, an oversized tiled and glass shower, and a large walk-in closet. Convenient main floor laundry adds ease to everyday living.



The walkout lower level expands your space with 9' ceilings, in-floor heating, and two large bedrooms—one with a custom wall bed for dual-purpose use as a guest room or office. A full bathroom, a large family/media room with built-in audio/visual equipment, and a wet bar area offer plenty of space to relax or host guests and family. A custom wine room with sink adds an extra touch of personality and charm.

A unique bonus is the additional finished space under the garage—ideal for storage, a workshop, or future development. With central A/C, a tankless water heater, and newer furnace, all the comfort and mechanical updates are already in place.

This is a rare opportunity to enjoy spacious, beautifully maintained, and fully featured villa living in a quiet, walkable, and well-kept community—perfect for those looking to simplify without compromise.

Built in 2006

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2229828               |
| Price          | \$925,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,594                  |
| Acres          | 0.11                   |
| Year Built     | 2006                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|         |                            |
|---------|----------------------------|
| Address | 21 Bridle Estates Manor Sw |
|---------|----------------------------|

|             |            |
|-------------|------------|
| Subdivision | Bridlewood |
| City        | Calgary    |
| County      | Calgary    |
| Province    | Alberta    |
| Postal Code | T2Y 5A7    |

### **Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Other                             |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |

### **Interior**

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings                                                                |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                       |
| # of Fireplaces   | 2                                                                                                                                                                                                         |
| Fireplaces        | Gas                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                       |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                  |

### **Exterior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Other                                                    |
| Lot Description   | Back Yard, Landscaped, Underground Sprinklers, Greenbelt |
| Roof              | See Remarks, Concrete, Tile                              |
| Construction      | Cement Fiber Board, Wood Frame                           |
| Foundation        | Poured Concrete                                          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 1               |
| Zoning         | R-G             |
| HOA Fees       | 170             |
| HOA Fees Freq. | MON             |

**Listing Details**

Listing Office                      RE/MAX Realty Professionals

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