

# \$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
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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	4
Zoning	R-G
HOA Fees	170
HOA Fees Freq.	MON

**Listing Details**

Listing Office                RE/MAX Realty Professionals

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