

21 Bridle Estates Manor SW Calgary, Alberta

MLS # A2229828



\$925,000

Division:	Bridlewood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,594 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Greenbelt, Landscaped, Underground Sprinklers		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Concrete, See Remarks, Tile	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

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

Inclusions: Alarm/Security System, Garage Door Opener, 2 Garage Controls, Wall Bed in Lower Bedroom, Audio and Visual Equipment in Lower Family Room

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.