# 116 Bridle Estates Road SW

Calgary | Active | MLS® A2348524

**$900,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **3** | **2012** | **1,684.4 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Royal LePage Benchmark

# A closer look

Enjoy this premier SW 55+ community with plenty of green spaces and a gazebo. The age restriction, however, WILL NOT BE ENFORCED against an occupant under 55 provided that at least one occupant of the home is 55 or older. This is stipulated on the Age Restriction Covenant and Articles from the HOA. That provides flexibility for family arrangements or couples with an age difference. Step inside to discover a home optimized for health, comfort, and effortless luxury. Replacing traditional, dust-prone carpets, a premium ceramic tile floor spans the entire layout. These low maintenance floors make daily upkeep a breeze so you can spend less time cleaning and more time enjoying the vibrant Bridle Estates lifestyle. In addition, this fully Integrated Smart Home allows you to enjoy seamless control over lighting, climate, security, and entertainment-all from your smartphone. Key Smart Features Include:
1.- Miele Programmable Espresso Machine - Wake up to barista-quality coffee.
2.- Whole-Home SONOS Audio - Premium smart speakers in the living room, main bedroom, and basement, plus portable units for music anywhere.
3.- Smart Thermostats - Efficient climate control in the main bedroom and throughout the home.
4.- RING Video Doorbell with Infinity (Rogers) Integration - check all activities anywhere you are using your phone.
5.- GEMSTONE Smart Lighting System - Remote dimming, color changes, and automated schedules for bulbs and light strips, including dedicated smart lighting in the kitchen and main bedroom.
6.- Smart Security Cameras - Real-time motion alerts and monitoring for indoor and outdoor spaces.
7.- Central Vacuum System - Built-in inlets on the main floor, main bedroom, basement, and garage for easy, whole-home cleaning.
8.- Zoned HVAC Systems for targeted air conditioning, radiant underfloor heating via electric water-heating or hydronic loops, and whole-home humidity management.
9.- Sprinklers - The system gives you full personal control over the watering schedule and is maintained by the HOA, which saves you time and seasonal maintenance costs.
10.- An oversized heated 3-car garage with 10’ high doors, and a water tap, provides exceptional storage and workshop potential.
This hidden gem offers 10’ ceilings on the main floor, 9’ ceilings in the basement, and 18’ ceilings in the garage. Gourmet kitchen is equipped with stainless steel appliances, granite countertops, while the living spaces are enhanced by two granite-surround fireplaces, including a main-floor unit with an internal fan for added comfort. An incredible number of windows allow natural light to enhance the beauty and elegance of the place. The primary suite offers a granite-surround shower, a customized walk-in closet, and a relaxing jacuzzi tub. The fully developed walkout basement adds over 1,300 sq of additional living space, perfect for guests or extended family. Not too far from Fish Creek Provincial park, there is easy access to shopping, restaurants, transit system, and Stoney trail.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2348524 |
| **Bedrooms** | 3 |

| | |
|---|---|
| **Bathrooms** | 3 |
| **Year Built** | 2012 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Bungalow |
| **Total Living Area:** | 1,684.4 sq. ft. |
| **Main Level Finished Area:** | 1,684.4 sq. ft. |
| **Below Grade Finished Area:** | 1,335.3 sq. ft. |
| **HOA Fee Frequency:** | Monthly |
| **Acreage:** | No |
| **Lot Area:** | 7,190 sq. ft. |
| **Lot Frontage:** | 21'4" |
| **Front Exposure:** | Southwest |
| **Unit Exposure:** | Southwest |
| **Levels:** | One |
| **Total Rooms Above Grade:** | 5 |
| **Year built:** | 2012 (Age: 14) |
| **Bedrooms:** | 3 (Above Grd: 1) |
| **Bedrooms Above Grade:** | 1 |
| **Bedrooms On Main:** | 1 |
| **Bedrooms Below Grade:** | 2 |

| | |
|---|---|
| **Bathrooms:** | 3.0 (Full:2, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 0911803 |
| **Heating:** | In Floor, Electric, Forced Air, Geothermal, Humidity Control, Natural Gas |
| **Basement:** | Full, Finished, Walk Out |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Composite Siding, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Concrete, Fiberglass |
| **Ensuite:** | Yes |
| **Flooring:** | Ceramic Tile |
| **Cooling:** | Central Air |
| **Fireplaces:** | 2 |
| **Fireplace Details:** | Basement, Blower Fan, Family Room, Gas, Gas Log, Stone |
| **Garage:** | Yes |
| **Garage Spaces:** | 6 |
| **Parking:** | Concrete Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Attached |
| **Parking Places:** | 6 |
| **Parking Total/Covered:** | 6 / - |
| **Laundry Features:** | In Bathroom |
| **HOA Fee:** | $180.00 |
| **City Quadrant:** | Southwest |
| **Community:** | Bridlewood |
| **Amenities:** | None |

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|---|---|
| **Appliances:** | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Gas Water Heater, Humidifier, Microwave, Other, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | None |
| **Restrictions:** | Architectural Guidelines, Age Restriction - 55+, Utility Right Of Way |
| **Main Floor** | Den · 10'1" × 9' · |
| **Main Floor** | Entrance · 13'8" × 7'4" · |
| **Main Floor** | Laundry · 7' × 5'5" · |
| **Main Floor** | Dining Room · 13'3" × 10'3" · |
| **Main Floor** | Living Room · 23'7" × 12'11" · |
| **Main Floor** | Kitchen · 12'9" × 9' · |
| **Main Floor** | Nook · 8'11" × 7'2" · |
| **Main Floor** | Balcony · 24'8" × 10'3" · |
| **Main Floor** | Walk-In Closet · 11' × 7'7" · |
| **Main Floor** | Bedroom - Primary · 13'2" × 12'6" · |
| **Basement** | Furnace/Utility Room · 19'10" × 13' · |
| **Basement** | Bedroom · 18'6" × 13'5" · |
| **Basement** | Family Room · 25'6" × 23'3" · |
| **Basement** | Bedroom · 19'6" × 12'8" · |
| **Basement** | Walk-In Closet · 5'8" × 5'7" · |
| **Basement** | Other · 24'8" × 9'10" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Storage, Walk-In Closet(s), Wet Bar |
| **Exterior Features:** | BBQ gas line, Garden |

| | |
|---|---|
| **Patio And Porch Features:** | Deck, Patio, Porch |
| **Lot Features:** | Corner Lot, Landscaped, Pie Shaped Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | None |
| **Region:** | Calgary |
| **Zone:** | CAL Zone S |
| **Zoning:** | R-G |
| **Listed Date:** | Oct 01, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/116-bridle-estates-road-sw-calgary-a2348524/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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