

12 Bridle Estates Road SW Calgary, AB T2Y 5A8**Residential**
Incomplete [A1079880](#)

DOM: 0
CDOM: 0
LP: \$719,000.00
OP: \$0.00
City: Calgary
District: CAL Zone S
Subdivision: Bridlewood
Ttl Beds: 3
F/H Bth: 2/1
LP/SF: \$514.83
Suite: No
Lot Size: 4629 SqFt
Lot Depth: 0.00 M 0'
Lot: 3 **Condo:** No
Class: Semi Detached
County: Calgary
Type: Duplex
Levels: One
Year Built: 2006
LINC#: [0031170475](#)
Arch Style: Bungalow, Side by Side
Possession: Negotiable
Lot Dim:
Front Length: 11.33M 37' 2"
Legal Pln: 0512613 **Blk:** 3
Zoning: R-2
Title to Lnd:
Disclosures: No Disclosure
Restrict: Adult Living, See Remarks
Tax Amt/Yr: \$4,051.00/2020
Loc Imp Amt:
Front Exp: SW

Public Remarks: This executive freehold craftsman bungalow is tucked away in a secluded, peaceful, beautifully landscaped corner of Bridlewood. It is the epitaph of living and enjoying the best of both worlds of the country and urban city life. Unwind and enjoy the peace and quiet of this tiny estate neighborhood's Private Pavilion, gorgeous private linear park paths and the open dry pond adjacent to your very own back yard. The expansive green space adds to the serenity of your private oasis almost too good to be true! The Estates is designed craftfully for a mature +55 demographic who would like to enjoy the comforts of an exclusive, carefree family friendly lifestyle, have the independence and freedom to work, play, entertain, travel, without having to worry about shoveling snow, mowing your meticulously maintained lawn or mending your fence. A low Homeowner's Association Fee takes care of all of that. Casually meet up for summer BBQs, coffee chats, bocce ball, or book the Pavilion for your private functions, free of charge. Everyone watches out for each other and anyone can volunteer on the Garden Group or be a Director on the BEHOA Committee. Steps away from a bus stop, the Shoppes of Bridlewood, a stone's throw away from Spruce Meadows, a 10-minute drive to Lloyd Park Disc Golf Course, Red Deer Lake, Sirocco Golf Club and a short drive to Fish Creek Provincial Park and to Elbow Falls nestled in the backcountry of the foothills, with plenty of bike paths and scenic trail along the rivers with easy access to Bow Valley Provincial Park Kananaskis. Are you ready to start your new life in this peaceful paradise? Come see it today!

Directions:**Rooms & Measurements**

Baths:	2P	3P	4P	5P	6P	Bed Abv: 1	Blw Grade: 107	Mtr2	1,156	SqFt
EnSt Bth:	0	0	1	0	0	Rms Abv: 5	Total AG: 130	Mtr2	1,397	SqFt
Garage Dim:	22' 0" x 18' 4"									

Property Information

Basement:	Finished, Walk-Out	Lndry Feat:	Laundry Room
Heating:	Forced Air	Cooling:	Central Air
Construction:	Composite Siding, Wood Frame	Fireplaces:	2/Blower Fan, Gas
Foundation:	Poured Concrete	Flooring:	Hardwood
Exterior Feat:	None	Fencing:	None
Roof Type:	Concrete	Balcony:	Deck, Front Porch, Patio
Parking:	Double Garage Attached Total: 4		
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Wet Bar		
Comm Feature:	Schools Nearby, Sidewalks, Street Lights, Shopping Nearby		
Lot Features:	Backs on to Park/Green Space, Level		
HOA:	\$155.00/Monthly		
HOA Include:	Landscape and Snow Removal		
Appliances:	Bar Fridge, Dishwasher, Gas Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener		
Other Equip:	None		
Assoc Amen:	Other, Snow Removal		

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Kitchen	Main	13' 8" x 9' 0"	Bkft Nook	Main	9' 10" x 9' 8"
Living	Main	22' 10" x 15' 2"	Dining	Main	16' 0" x 11' 8"
Bedrm	BSMT	16' 10" x 14' 4"	Foyer	Main	12' 0" x 4' 2"
Game	BSMT	22' 0" x 21' 4"	Laundry	Main	5' 10" x 5' 0"
Other	BSMT	5' 0" x 3' 2"	Mstr Bed	Main	17' 8" x 12' 6"
Bedrm	BSMT	16' 8" x 12' 0"	2pc Bathroom	Main	5' 8" x 5' 4"
4pc Ensuite bath	Main	10' 6" x 9' 8"	4pc Bathroom	BSMT	10' 2" x 5' 0"
Frn/Util	BSMT	11' 6" x 10' 4"			

Agent & Office Information

List REALTOR®:	Mike Abou Daher team@mikeaboudaher.com	Phone:	587-333-6400
List Firm:	RE/MAX REALTY PROFESSIONALS	Phone:	403-259-4141
Appt:	ShowTime		
Showing Contact:	Mike Abou Daher	Phone:	403-809-9386
Comm:	3.5% on first \$100,000.00 and 1.5% on Balance of Sale Price	List Date:	03/13/2021

LB Type: None

Expiry Dt: 07/13/2021

With Dt:

LB Information:

Owner Name: Gordon

Ownership: Private

Occupancy: Owner

Occupant Nm:

Exclusion: No

SRR: No

Member Rmks: All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com "Due to concerns about COVID-19 and as a courtesy to all parties, please do not schedule or attend showings if anyone in your party exhibits cold/flu-like symptoms or has been exposed to the virus"

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Property Marketing History

List ID: [A1079880](#)**Status:** Incomplete **DOM:** 0**List Office:** RE/MAX REALTY PROFESSIONALS[12 Bridle Estates Road SW Calgary, AB T2Y 5A8](#)

List ID: [C3257789](#)**Status:** Sold **DOM:** 0**List Office:** RE/MAX R.E.(MOUNTAIN VIEW)LTD.[12 Bridle Estates Road SW Calgary, AB T2Y 4H4](#)

Price	Activity	Pr History	Ch Type	When Chgd
\$657,053.00	Sold	\$657,053	(\$657,053)	04/12/2007
\$657,053.00			Misc. Change	04/12/2007
\$657,053.00	Back On Market		S -> A	04/12/2007
\$657,053.00	New Listing	\$657,053	New Listing	04/11/2007
