

\$674,900 - 1038 Bridlemeadows Manor Sw, Calgary

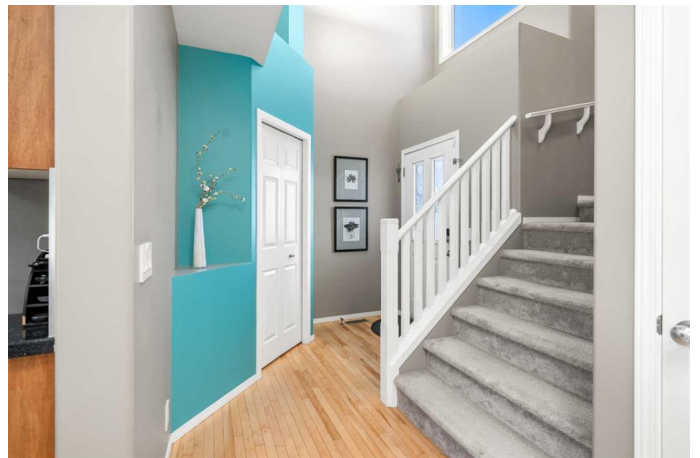
MLS® #A2264241

\$674,900

3 Bedroom, 4.00 Bathroom, 1,563 sqft
Residential on 0.09 Acres

Bridlewood, Calgary, Alberta

OPEN HOUSE SATURDAY OCTOBER 18th 12-2pm IMPECCABLY MAINTAINED and EXTENSIVELY UPGRADED, this exceptional WALKOUT HOME stands head and shoulders above others in BRIDLEWOOD, combining a functional family layout with outdoor spaces designed for entertaining. A welcoming OPEN-TO-ABOVE FOYER creates a sense of volume and privacy as you step inside. The main level flows seamlessly through the LIVING ROOM, DINING AREA, and CHEF™S KITCHEN, where extended WOOD CABINETRY, QUARTZ COUNTERTOPS, a GRANITE SINK, and STAINLESS STEEL APPLIANCES with an INDUCTION STOVE set the stage for everyday cooking and weekend gatherings. A CORNER PANTRY with upgraded shelving provides practical storage, while a GARBAGE PULLOUT and HUTCH enhance function. The inviting LIVING ROOM centers around a GAS FIREPLACE with a built-in BLOWER FAN for cozy ambiance and added warmth. The main floor is completed by a well-designed MUDROOM with LAUNDRY on PEDESTALS, generous storage, and a stylish 2-PIECE POWDER ROOM. Upstairs, the thoughtful family layout continues with three bedrooms, including a bright BONUS ROOM converted to a bedroom, complete with an ELECTRIC FIREPLACE, WOOD CLOSET ORGANIZER, and included TV beneath CATHEDRAL CEILINGS. The 4-PIECE MAIN BATHROOM features EPOXY COUNTERS and



WATERPROOF LAMINATE FLOORING for easy care. The PRIMARY SUITE is a true retreat with a WALK-IN CLOSET by CALIFORNIA CLOSETS and a beautifully updated 4-PIECE ENSUITE with matching finishes. The FULLY FINISHED WALKOUT BASEMENT expands the living space with CORK FLOORING laid over a SUBFLOOR for warmth, OVERSIZED WINDOWS that fill the space with light, and a STONE FEATURE WALL prewired for 9.2 SURROUND SOUND. This level includes a RECREATION ROOM, 4TH BEDROOM, 3-PIECE BATHROOM with STAND-UP SHOWER, and excellent STORAGE. Walls and ceilings are sound-dampened with ROXUL SAFE AND SOUND INSULATION, creating an ideal environment for movie nights or guests. Outside, the landscaped yard becomes an ENTERTAINERâ€™S PARADISE with MATURE TREES, raised FLOWER BEDS, a wide DURADEK UPPER DECK with stairs to the ground, and a COVERED SEATING AREA below featuring an EATING BAR, TV MOUNT, and WIRING FOR 5.1 SURROUND SOUND. The lower patio and GEMSTONE LIGHTING on the front, back, and under the deckâ€™complete with multi-color holiday and mood optionsâ€™create a stunning evening atmosphere. Every upgrade was thoughtfully chosen and fully permitted, including FLAT-PAINTED CEILINGS, upgraded HAIL-RESISTANT SHINGLES (2022) with enhanced ventilation, LED LIGHTING throughout, HOT WATER ON DEMAND, CENTRAL AIR CONDITIONING, a WATER SOFTENER, and a HIGH-EFFICIENCY FURNACE. The insulated DOUBLE ATTACHED GARAGE is finished with 5-LB FOAM INSULATION, EPOXY FLOORS, GAS HEATER, POT LIGHTS, and an ULTRA-QUIET OPENER, while a widened driveway provides additional parking. This home perfectly combines family function with

luxurious comfortâ€”ideal for those who love to gather, entertain, and enjoy every space inside and out.

Built in 2002

Essential Information

MLS® #	A2264241
Price	\$674,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,563
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1038 Bridlemeadows Manor Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4K9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Low Flow Plumbing Fixtures
-------------------	--

Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Water Softener, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Bedroom
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Garden, Lighting, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	1
Zoning	R-G

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.