



GRASSROOTS
REALTY GROUP

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439 Parkridge Crescent SE
Calgary, Alberta

MLS # A2262177



\$975,000

Division:	Parkland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,338 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Up To Grade	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		
Inclusions:	large wardrobe in second bedroom, fire table		

Don't miss this opportunity to live in one of Calgary's best communities, Parkland. Come see this immaculate 5 bedroom 3 bathroom bi-level home on a very quiet street with a great view. Top of the line finishes and custom built-ins throughout. Entertainers dream - fully developed yard, and brand new covered deck/pergola. Basement has a bar for game and movie nights and a separate entrance accessing the back. Oversized double garage. Enjoy central air in the summer and two fireplaces in the winter. Walk to Fish Creek Park and enjoy the fresh air, mature trees, and beautiful colours. Check out the Parkland Community website for events calendar and community information. Parkland has no through roads like some of the other Fish Creek communities so it is VERY quiet and low traffic. Come see for yourself!