



**323 Parkridge Way SE
Calgary, Alberta**

MLS # A2286498

\$799,900



Division:	Parkland		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,812 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Private, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Brick/Mortar, Combination, Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this beautifully maintained two storey split offering exceptional space, thoughtful updates, and a layout designed for comfortable family living. Freshly painted throughout, this home blends modern touches with warm, inviting spaces. The main level features a newer kitchen with stylish finishes, abundant cabinetry, and generous counter space—perfect for everyday meals and entertaining alike. The kitchen flows effortlessly into the dining and living areas, creating an open yet defined space filled with natural light. Upstairs, you'll find three well-sized bedrooms, including a spacious primary retreat complete with a four-piece ensuite bath and a walk-in closet. This private upper-level layout provides the ideal separation for families seeking both connection and personal space. The lower levels expand the home's versatility with two additional bedrooms, ideal for guests, teenagers, or a home office setup. The split-level design creates multiple living zones, offering flexibility for today's evolving family needs. This home is also equipped with important mechanical upgrades for peace of mind, including two newer high-efficiency furnaces and a hot water tank installed in 2017, along with newer windows throughout that enhance comfort and energy efficiency year-round. Car enthusiasts and hobbyists will appreciate the oversized double attached garage, featuring durable epoxy floors along with built-in workbench and cabinetry for organized storage and workspace. Step outside to enjoy the beautifully landscaped, south-facing backyard. Mature trees provide privacy and shade, while the thoughtfully designed outdoor space offers the perfect setting for relaxing summer evenings, gardening, or entertaining. An underground irrigation system keeps the lawn and landscaping lush and easy to maintain. With five bedrooms, extensive updates,

and impressive indoor and outdoor features, 323 Parkridge Way SE presents a wonderful opportunity to own a spacious, well-cared-for home in a desirable setting.