



**1920 Green Ridge Road SW
Calgary, Alberta**

MLS # A2149984



\$949,900

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,862 sq.ft.	Age:	1954 (70 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Attached, Front Drive, Garage Faces Rear, Off		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Irregular Lot, Pie Shaped Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/a

Nestled in the heart of Glendale, this exquisitely renovated family home offers over 3,300 sq ft of luxurious living space with 5 spacious bedrooms and 3 elegant bathrooms. Ideal for families seeking both comfort and style, this home truly has it all. As you enter, you'll be captivated by the inviting living room, complete with a charming wood-burning fireplace, perfect for cozy family gatherings. The gourmet chef's kitchen, designed for culinary enthusiasts, boasts a premium Wolf stove, state-of-the-art appliances, a central island, and a peninsula that overlooks the expansive living room. The sophisticated dining and family room features vaulted ceilings and French doors that open to one of the home's exterior patios, creating an ideal indoor-outdoor living experience. The main level also includes a generous office area, perfect for a home office or study, and a sumptuous master suite with a walk-in closet and ensuite bathroom. Throughout the main floor, you'll find 1,600 sq ft of natural finished on-site oak hardwood floors, adding warmth and elegance to every room. Venture downstairs to the cozy lower-level family room, where you can relax by the gas fireplace. This level also features three spacious bedrooms with LVP flooring and large windows that flood the rooms with natural light. The functional mudroom, with direct access from the oversized double attached garage, ensures convenience and organization. Modern upgrades include a newer furnace, hot water heater, updated electrical systems, and central air conditioning to keep you comfortable during Calgary's hot summer days. The outdoor living space is equally impressive, with a welcoming front courtyard, expansive patios perfect for entertaining, and a spacious backyard ideal for family activities and playtime. Located on a tranquil street with a front parking pad, this home is just steps

away from the LRT station, offering quick and easy access to downtown. This exceptional home in Glendale is a rare find, offering abundant space, modern amenities, and a prime location. It's ready for you to move in and make it your own.