



**GRASSROOTS**  
REALTY GROUP

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**519 Parkridge Drive SE**  
**Calgary, Alberta**

**MLS # A2203759**



**\$994,000**

<b>Division:</b>	Parkland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,283 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Brick, Cement Fiber Board, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** None

**Water:** Public

**Sewer:** Public Sewer

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

OPEN HOUSE Sunday April 13th 1-3PM. Welcome to 519 Parkridge Dr SE, a stunningly renovated bungalow that perfectly blends modern luxury with timeless design. Situated in the desirable neighborhood of Parkland, this home has been meticulously updated inside and out, offering a lifestyle of comfort and sophistication. Step inside to discover luxury engineered hardwood flooring throughout the main floor, complemented by high end window coverings, LED pot lights, and custom lighting fixtures. The heart of the home is the beautifully designed kitchen featuring quartz countertops (including a bay window nook), a pot-filler over the stove, a secondary sink in the island, and soft-close cabinetry with a tasteful backsplash and under-cabinet lighting. Upgraded appliances include a wine fridge, dishwasher, refrigerator and gas range—perfect for culinary enthusiasts. On the main floor you will find 3 bedrooms including your primary retreat with 4 PC ensuite and walk in closet. The bathrooms are a true retreat with heated floors in every bathroom and a custom feature wall in the main floor bath complete with double vanity, feature mirrors, updated lighting, and shiplap detailing. Black faucets and hardware add a touch of elegance throughout the home. Downstairs is a massive bedroom, and 3 PC bath again with heated floors. Designed for entertaining, this home boasts a shiplap-surround gas fireplace with brick detail and custom mantle on the main floor and a fully finished basement with an electric fireplace, wet bar, laundry and an entertainment area. Industrial handrails on the stairwell add a contemporary edge to the design. Storage is abundant with custom-built panels near the rear entrance and built-in closet solutions throughout the home, including closets for coats, pantry storage, and additional basement storage. Outside, enjoy the tastefully updated

patio and landscaping with aggregate sidewalks and patio areas. With a new roof (2022), new fiber board siding (2022), updated electrical wiring and panel (2022), and new windows (2022), this home is move-in ready. The yard features underground sprinklers. Don't miss your chance to own this luxurious property that offers modern amenities, stylish finishes, and thoughtful details at every turn. Schedule your private viewing today!