



## 308 Parkridge Green Calgary Alberta

\$1,150,000

EXECUTIVE 2-STOREY on an 8,900sf CORNER LOT, JUST STEPS OFF FISH CREEK PARK. Nestled on one of the most sought-after streets in PARKLAND, this FULLY RENOVATED property offers a once in a lifetime opportunity to live a few short steps from Fish Creek Park. Residences in this location FRONTING a GREENBELT, RARELY COME TO MARKET, and it is easy to see why. From the moment you arrive, you will feel the undeniable charm of this executive home, set against a stunning backdrop of mature trees and landscape, lush greenery, and steps to BREATHTAKING PARK VIEWS. With over 2,300sf of elegantly developed living space, this gem has been RENOVATED THROUGHOUT, blending modern comfort with the serenity of nature. Step inside to a bright and airy living space, where oversized picture windows flood the home with natural light, creating the perfect spot to sip your morning coffee. Beyond the inviting entryway, the spacious living and dining rooms seamlessly transition into a modern inspired kitchen, designed to bring people together. This functional space features granite countertops, gas stove with a professional hood fan, and ample storage. Whether you are cooking a family meal or hosting a dinner party, this room was designed for connection and conversation. The adjoining family room becomes a cozy retreat, centered around a GRAND STONE WOOD BURNING FIREPLACE. On warm summer evenings, slide open the door and step onto the custom designed cobblestone patio in the PRIVATE SOUTH FACING yard, where the sounds of nature and a cool breeze invite you to enjoy dinner al fresco or relax with friends around the barbecue which features a gas hook up for your convenience. A third bedroom and new 3-piece bathroom completes the main level. Ascend to the upper floor, where the large primary suite feels like a private retreat with oversized windows framing stunning garden views and featuring a sp...

3pc Bathroom 6.17 Ft x 8.25 Ft

4pc Bathroom 8.17 Ft x 11.92 Ft

Bedroom 11.92 Ft x 12.75 Ft

Primary Bedroom 17.75 Ft x 13.67 Ft

Other 6.75 Ft x 9.17 Ft

3pc Bathroom 5.58 Ft x 10.83 Ft

Bedroom 11.67 Ft x 10.50 Ft

Breakfast 6.42 Ft x 12.92 Ft

Dining room 8.58 Ft x 11.83 Ft

Family room 17.75 Ft x 11.50 Ft

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Listing Presented By:



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Laundry room	8.83 Ft x 10.75 Ft	Foyer	6.00 Ft x 10.33 Ft
Recreational, Games room	24.25 Ft x 13.83 Ft	Kitchen	9.08 Ft x 11.50 Ft
Storage	7.25 Ft x 4.00 Ft	Living room	17.67 Ft x 14.25 Ft
Furnace	6.42 Ft x 10.67 Ft		