

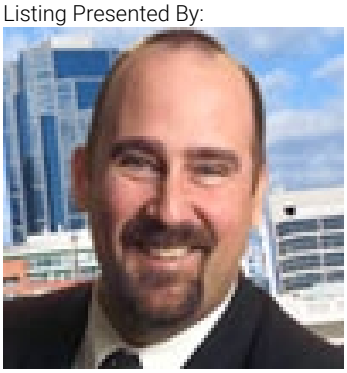
312 Parkridge Way Calgary Alberta

$699,957

Welcome to Parkland, an inviting & wonderful place to raise your family. This home has had many quality updates and is just steps away from Fish Creek Park. Your new home on 3 of the 4 levels has just been freshly painted, new quality vinyl plank recently installed. You will enjoy having all new trimmings including baseboards, hinges, handles and doors. You will really appreciate the flat modern looking ceilings. Your kitchen fits right in with that modern feel with granite counter tops, and white cabinetry. You will appreciate all the space that your family will use energetically. You have a huge living area; a formal dining room, a separate kitchen eating area & a great family room. Your new home is bright & spacious, which makes it great for entertaining. These spaces flow well together and spill out to the walk out level private backyard. Other enhancements you will be grateful for are: ahigh efficiency furnace installed in 2004, painted outside in 2019, a new roof installed in 2020 and a new H.W.T. installed in 2021. The seller has enough vinyl flooring and moldings to finish the basement level. Come soon call today!COMMUNITY: Parkland is a residential neighbourhood in the SE quadrant of Calgary. It is bordered to the north by Canyon Meadows Drive, to the east by Bow Bottom Trail and to the south and west by Fish Creek Provincial Park. It is a well-established, quiet & well-treed community. The Parkland Community Centre or also known as Park 96 has existed since 1975. For a yearly fee you can enjoy using basketball courts, playgrounds, tennis courts, a water park, a ball hockey rink, a skating rink, and a disc golf course. You are also bordering Fish creek Provincial Park with its' many walking & biking paths to enjoy year-round.Schools: Prince of Wales School (K-6), St. Philip School (K-6), Lord Beaverbrook High School. There are 5 CTrain stations within 3 ki...

Primary Bedroom 14.83 M x 12.67 M
Bedroom 10.25 M x 8.67 M
Bedroom 10.25 M x 8.67 M
4pc Bathroom 8.00 M x 5.00 M
3pc Bathroom 8.00 M x 2.58 M
Family room 16.42 M x 11.42 M
3pc Bathroom 8.00 M x 5.00 M
Bedroom 10.75 M x 10.17 M
Recreational, Games room 30.50 M x 14.25 M
Storage 22.25 M x 10.17 M
Storage 11.33 M x 10.50 M
Other 17.00 M x 11.42 M

Listing Presented By:



Originally Listed by:
Real Estate Professionals Inc.

RE/MAX Realty Professionals

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Laundry room 5.00 M x 5.00 M

2pc Bathroom 5.17 M x 5.00 M

Bedroom 10.33 M x 9.42 M

Furnace 9.50 M x 4.00 M

Dining room 11.92 M x 8.58 M

Living room 17.75 M x 16.33 M

Foyer 10.58 Ft x 6.00 Ft