

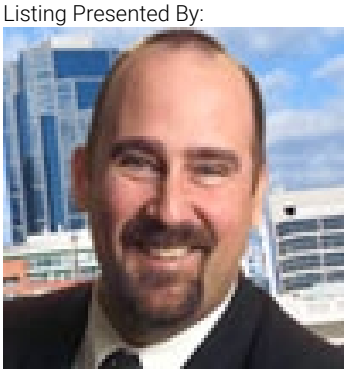
# 323 Parkridge Green Calgary Alberta

$1,288,900

Luxury finishes, park views and exceptional privacy literally steps from Fish Creek Provincial Park. Offered for the first time in 16 years, this extensively renovated 3-bedroom, 2.5-bathroom Parkland residence offers well over 2,000 sq. ft. of developed living space, an oversized double garage and a quiet cul-de-sac setting. Tucked away from the main road, the home captures the views without the passing traffic, while mature trees and established landscaping create a private retreat. The expansive executive kitchen is the centerpiece of the home, featuring Italian marble countertops, a new refrigerator and dishwasher, and a reverse osmosis water filtration system. Its generous proportions provide space for everyday cooking and entertaining alike. Engineered wood flooring extends throughout the main and upper levels, while a wood-burning fireplace brings warmth and character to the main-floor living space. The front main-floor windows have also been updated. The extensively remodeled upper level includes a spacious primary ensuite, Italian marble finishes in both upstairs bathrooms and the convenience of added upper-floor laundry. New doors, remote-controlled blinds and refreshed interior paint complement the renovations. The developed basement features brand-new carpet and additional living space to suit your needs. Central vacuum adds everyday convenience. Significant exterior improvements completed in summer 2026 include brand-new Hardie board siding, fascia, gutters and updated front landscaping. The private, established yard features an abundance of trees, irrigation and artificial turf installed in 2024, combining a lush setting with manageable upkeep. Residents also enjoy exclusive access to Park96, a private, gated community park featuring tennis and pickleball courts, a splash park, playground, skating and disc golf. Extensive renovations, distinctive natu...

Recreational, Games room 21.67 Ft x 26.92 Ft
Furnace 25.42 Ft x 11.00 Ft
2pc Bathroom 4.75 Ft x 5.50 Ft
Dining room 13.67 Ft x 13.67 Ft
Kitchen 14.83 Ft x 23.33 Ft
Addition 15.33 Ft x 7.75 Ft
Living room 13.67 Ft x 14.58 Ft
4pc Bathroom 12.25 Ft x 12.42 Ft
Bedroom 9.33 Ft x 11.50 Ft
Other 6.25 Ft x 6.92 Ft
4pc Bathroom 6.75 Ft x 6.58 Ft
Bedroom 9.33 Ft x 10.75 Ft

Listing Presented By:



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Breakfast 10.92 Ft x 10.50 Ft

Foyer 12.00 Ft x 4.83 Ft

Primary Bedroom 13.00 Ft x 12.00 Ft