



GRASSROOTS
REALTY GROUP

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**788 Parkridge Drive SE
Calgary, Alberta**

MLS # A2299085



\$1,650,000

Division:	Parkland		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,462 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Private, Under		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Skylight(s), Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Cement Patio table with benches, SAFE in basement storage room, dresser inside Primary closet

Offered for the first time ever on MLS, this exceptional ridge home sits on one of Parkland's most desirable streets, delivering unobstructed panoramic views over Fish Creek Park with the Rocky Mountains stretching across the horizon. Extensively renovated throughout and meticulously maintained, the home offers 3,462 square feet above grade plus a fully developed basement with a wet bar area. Thoughtfully updated while preserving its warmth and character, the layout flows effortlessly for both everyday living and seamless entertaining. At the center of the home, the kitchen and dining area act as the true heart of the space, perfectly positioned for gathering and connection. Just beyond, the expansive sun-filled family room is nothing short of impressive, featuring vaulted ceilings, skylights, and a full wall of windows that flood the space with natural light. This space is anchored by a gas fireplace and opens directly onto the lower patio, creating a seamless transition to outdoor living. At the front of the home, a separate living room offers another stunning space, with a full wall of windows framing beautiful views over Fish Creek Park and carrying that same bright, open feel throughout. A large main floor den adds incredible flexibility, complete with a wood-burning fireplace, sliding doors to the lower patio, and a full bathroom just steps away. This space could easily be converted into a main floor primary suite if desired. Upstairs features three bedrooms, including a spacious primary retreat with a walk-in closet and a beautifully updated ensuite complete with a steam shower. Positioned between the bedrooms is an additional sitting area that overlooks the lower sunroom, adding yet another bright and inviting space within the home. Two large bonus rooms on this level each open to their own expansive patio. One captures breathtaking ridge views over Fish Creek Park

and features a wood-burning fireplace, an incredible place to unwind and take in the setting. The second overlooks the beautifully landscaped backyard, offering a more private and equally inviting outdoor retreat. Outside, the front and backyard are fully landscaped and meticulously maintained, offering privacy, beauty, and functionality that complement the home perfectly. This is a home that impresses at every turn, defined by its space, its light, and its setting. Homes of this caliber in this prime ridge location rarely come to market. This is a truly special opportunity in one of Calgary's most sought-after communities.