



452 PARKRIDGE Rise SE
Calgary, Alberta

MLS # A2319294



\$729,000

Division:	Parkland		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,506 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Insulated, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Front Yard, Garden, Lawn, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to one of the most desirable locations in Parkland. Nestled on a quiet cul-de-sac just steps from Fish Creek Park, this exceptional home offers a rare opportunity to enjoy one of Calgary's most sought-after lifestyles. This spacious 4-level split showcases outstanding curb appeal with new CanExel siding, windows, eavestroughs, and a new roof (2021), all surrounded by mature trees and lush perennial gardens. Inside, you'll find bright, open living spaces, hardwood floors, a beautifully renovated kitchen, and a welcoming family room featuring a cozy brick-faced fireplace overlooking the private southwest-facing backyard retreat. The upper level offers three bedrooms, including a generous primary suite with a 3-piece ensuite, complemented by new carpet throughout the upper level, while the lower level features a bright recreation room, large windows, and a fourth bedroom. An ****OVERSIZED, INSULATED AND DRYWALLED DOUBLE GARAGE/SHOP**** with reinforced concrete flooring and dual 220V power outlets is perfect for hobbyists, mechanics, car enthusiasts, or extra storage. Beyond the home itself, you'll enjoy immediate access to Fish Creek Park's endless walking and biking trails, the ****Bow River****, Bow Valley Rancho Restaurant, Annie's Cafe, and beautiful gardens. Exclusive ****Park 96**** access provides year-round recreation including skating, hockey, tennis, pickleball, basketball, disc golf, playgrounds, a splash park, and community events that make Parkland one of Calgary's most connected and family-oriented neighbourhoods. Combining an exceptional home, a premier cul-de-sac location, and access to world-class outdoor recreation, this is a rare opportunity to own in the heart of Parkland. ****Please note: The last 4 interior photos have been virtually staged.****