



GRASSROOTS
REALTY GROUP

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567 Parkridge Drive SE
Calgary, Alberta

MLS # A2332500



\$699,000

Division:	Parkland		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,465 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Storage, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Bookcase in family room

Opportunity in Parkland! With 1,465 sq. ft. of finished living space above grade plus 1,150+ sq. ft. of finished space on the third and fourth levels, this 4-level split home has room to accommodate. The spacious main floor has grand vaulted ceilings and includes a large living room, separate dining area, functional U-shaped kitchen design, and comfortable family room with wood-burning fireplace. Upper level has the 4-piece main bath plus 3 bedrooms, including roomy Primary complete with 3-piece en suite. 2 additional bedrooms plus 3-piece shared cheater en suite bath on the 3rd level. Bonus space on the 4th level provides the flexibility to have the fitness, hobby, crafts, or media room you've wanted. Added convenience with oversized double detached garage plus bonus parking area for extra vehicles. Enjoy summer BBQs on the deck in the private back yard. All the benefits of the Parkland lifestyle - schools, quick access to Deerfoot and MacLeod Trail, and the Canyon Meadows LRT station, and the beauty of Fish Creek Park. Parkland residents also have exclusive access to year round fun at Park 96, with playgrounds, splash park, pickleball, tennis, basketball, disc golf, skating, and community activities. Arrange your private showing today, and begin your family's story at 567 Parkridge DR SE.