



**DJ Golden**  
**REAL ESTATE**

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**10 Parkridge View SE**  
**Calgary, Alberta**

**MLS # A2229084**



**\$699,000**

<b>Division:</b>	Parkland		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,396 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Corner Lot, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 415
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d82
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, Open Floorplan, Separate Entrance, Storage		

**Inclusions:** N/A

Rare opportunity to own in EMERALD RIDGE in the exclusive community of PARKLAND. Nestled on a private SOUTHWEST CORNER, this spacious END UNIT BUNGALOW/VILLA offers the best of Parkland living. Equal in size to many of Parklands detached homes, this villa combines convenience with beauty. Step inside, where over 2300sq ft of OPEN CONCEPT living welcomes you with warmth and style. HIGH VAULTED CEILINGS, AN OVERSIZED SKYLIGHT, and a cozy airy ambiance, while an abundance of large windows fill each room with natural light, allowing for glorious views of sunshine and lush greenery. The large primary bedroom offers ample space for relaxation, with a ceiling fan, walk-in closet, and a 3-piece en-suite featuring an oversized shower, adding a touch of luxury to your daily routine. A comfortable corner office/den, surrounded by windows is the perfect quiet place to enjoy your morning coffee whilst enjoying the hues from the sunrise. In the main living area, a gas fireplace anchors the sun filled open layout with French doors leading to your private backyard oasis, ideal for entertaining or relaxing in the sun, seamlessly connecting the kitchen, dining room, living room and bonus room. The kitchen is efficiently designed with all the granite counter space you will need. A 2-piece powder room, laundry room and mudroom area with door access to the double attached garage completes the main floor. The well designed FULLY DEVELOPED BASEMENT showcases two large bright bedrooms with egress windows, family room, 4-piece bathroom, cold storage room, utility room with a BRAND-NEW FURNACE! Practical touches abound in this thoughtfully designed home, with generous storage options and an extra-large double attached garage, providing all the room you need for personal items, tools, or outdoor gear. Here, life is truly

maintenance-free: snow removal and lawn care are managed for you, so you can focus on enjoying your home and the wonderful community around you. Living here means more than just a beautiful home - it is a lifestyle. Just steps from Park 96, you have access to a vibrant community centre with year-round, activities, while the scenic trails of Fish Creek Park beckon for peaceful, walks, and bike rides. Enjoy the convenience of nearby gems like the Bow Valley, Rancho Restaurant and Annie's Caf e, plus top-rated schools, and quick access to Deerfoot Trail for seamless commuting. This villa is not just a place to live, it is a chance to embrace a lifestyle filled with nature, comfort, and community. Call today to experience this, inviting home - you will not be disappointed!