

**107, 40 Parkridge View SE
Calgary, Alberta**

MLS # A2264150



\$499,000

Division:	Parkland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,175 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 747
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2 d82
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Experience easy living in the exclusive Emerald Ridge complex, nestled in the sought after community of Parkland! This beautifully maintained spacious 2 bedroom, 2 bath condo with den/office features an open concept Living/Dining/Kitchen that is perfect for entertaining or relaxing by the living room fireplace. The bright kitchen has an island, pantry, lots of cabinets and Quartz countertops. The den offers versatility as an office or other options for living space, and the living room has direct access to the south facing patio where you can relax and enjoy a morning coffee and also has a gas hook up for your convenience . The primary bedroom features a walk in closet and an 4 piece ensuite bath. A second roomy bedroom is separated by the living room allowing privacy and is next door to a 3 piece bathroom. This unit includes 2 titled parking spaces and an off site storage unit in the heated underground garage that also has a car wash and extra visitor parking. Emerald Ridge amenities also include a huge recreational party room with bar area, fireplace, billiards and library with an outdoor patio and an on site guest suite. Parklands Park 96 is steps away and offers tons of activities including tennis and pickleball courts, frisbee golf, skating and a playground. With Fish Creek Park, Schools, Shopping, and Deerfoot Trail nearby this home offers comfort and convenience in a fabulous community.