

15 Gladys Ridge Road SW  
Calgary, Alberta

MLS # A2228692

\$924,900

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,251 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	None.		

Beautifully renovated 2+2 bedroom bungalow on a quiet tree-lined street in the established community of Glendale offering over 2400 sq ft of developed living space. The open & airy main level presents luxury vinyl plank flooring & is illuminated by recessed lighting, showcasing the living room with feature electric fireplace with temperature control & spacious dining area with ample space to host family & friends. The kitchen is tastefully finished with quartz counter tops, peninsula with eating bar & stainless steel appliances. The generously sized primary bedroom boasts a to-die-for custom walk-in closet & posh 5 piece ensuite with heated floor, dual sinks, relaxing freestanding soaker tub & separate shower. A second bedroom with ample closet space & equipped with organizers & 4 piece bath with in-floor heat complete the main level. Basement development includes luxury vinyl plank flooring, family room with temperature controlled electric fireplace, large flex area (perfect for a gym area), 2 bedrooms & 4 piece bath with heated floor. A laundry room with sink & storage & a storage room with built-ins are the finishing touches to the basement. Other notable features include central air conditioning, central vacuum system & water softener. Outside, enjoy the mature landscaping, cozy front porch & sunny south back yard with low maintenance turf, expansive deck/patio, BBQ gas connection & storage shed. Parking is a breeze with a triple detached garage with epoxy floor. This lovely family home is conveniently located close to Optimist Athletic Park, Glendale Community Association, schools, shopping, public transit & easy access to Sarcee Trail, 37th Street & 17th Avenue. Immediate possession is available!