

# \$2,189,000 - 1955 Green Ridge Road Sw, Calgary

MLS® #A2170043

**\$2,189,000**

6 Bedroom, 4.00 Bathroom, 2,127 sqft  
Residential on 0.16 Acres

Glendale., Calgary, Alberta

Coming soon from Buciâ€™s Homes & Developments â€“ a custom-built BRAND NEW BUNGALOW located in the desirable community of Glendale. This thoughtfully designed residence offers a perfect blend of modern sophistication and everyday comfort. As you step through the front door, youâ€™re greeted by a spacious foyer that flows into an open-concept living and dining area with soaring VAULTED CEILINGS across the space, creating an airy and inviting atmosphere. A gas fireplace serves as the living roomâ€™s focal point, offering warmth and elegance. Large windows bathe the space in natural light, while the open flow leads you effortlessly into the chef-inspired kitchen. Equipped with a central island, cooktop, built-in microwave, and wall oven, the kitchen is designed for both function and style. The large walk-in pantry and ample cabinetry ensure you have plenty of storage, while sleek countertops make meal prep a breeze. Step outside through the bi-parting patio doors to a wood deck, perfect for summer BBQs or enjoying a morning coffee in the fresh air, with a second deck off the dedicated dining room for a BBQ for effortless outdoor cooking! Conveniently located just off the kitchen is a mudroom with an extensive built-in coat closet and a bench, helping to keep coats and shoes organized. This practical space leads to the detached garage, designed to make daily comings and goings seamless. The main floor is also home to a private, elegant powder room



and two spacious bedrooms, each offering ample closet space and sharing a stylish Jack-and-Jill bathroom, complete with modern fixtures and finishes. Across the home for additional privacy, the primary bedroom is a true retreat. With a high tray ceiling and expansive windows, this sanctuary offers a peaceful escape from the hustle and bustle of life. The luxurious ensuite features a freestanding tub, oversized walk-in shower, and double vanity sinks, along with a large walk-through closet with built-in shelving and an island with pocket door access to the oversized laundry room. Downstairs, the fully finished basement expands your living space, featuring a large rec room that's perfect for movie nights or gatherings. A wet bar adds an element of luxury to the space and also includes two more generous bedrooms, a home gym or office, and a wine cellar for the connoisseurs. You'll find ample storage throughout, making this home as functional as it is beautiful. This home sits on a beautifully landscaped lot with a front porch that offers a perfect spot to enjoy the outdoors. The community of Glendale is known for its mature trees, wide streets, and welcoming atmosphere. It's the perfect neighbourhood for families, offering easy access to downtown Calgary, excellent schools, and parks like Turtle Hill and Optimist Athletic Park, where residents enjoy year-round activities. With nearby shopping, dining, and transit options, Glendale offers the ideal balance between suburban tranquillity and urban convenience.

Built in 2025

## Essential Information

MLS® #	A2170043
Price	\$2,189,000
Bedrooms	6

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,127
Acres	0.16
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1955 Green Ridge Road Sw
Subdivision	Glendale.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4B2

### **Amenities**

Parking Spaces	5
Parking	Triple Garage Detached
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Wet Bar, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Built-In Oven, Gas Cooktop, Microwave, Range Hood
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior Features	Private Yard, BBQ gas line, Private Entrance
Lot Description	Back Yard, Corner Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 17th, 2024
Days on Market	168
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.