



GRASSROOTS
REALTY GROUP

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108 Parkglen Place SE
Calgary, Alberta

MLS # A2242606



\$870,000

Division:	Parkland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,203 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Corner Lot, Cul-De-Sac, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s)

Inclusions: None

5 BEDROOMS | 3 BATHROOMS | BI-LEVEL | 2,365 SQFT OF LIVING SPACE | FULLY RENOVATED | DETACHED DOUBLE GARAGE | LARGE CORNER LOT | Welcome to the sought-after family community of Parkland! Located on a quiet cul-de-sac and sitting on a spacious corner lot, this fully renovated bi-level home offers 2,365 sqft of beautifully finished living space with 5 bedrooms, 3 full bathrooms, and exceptional upgrades throughout. As you arrive, mature trees welcome you up to the home's entryway. Step inside to an open-concept layout filled with natural light, and immediately feel the attention to detail in every corner. The upper level features an open layout with hardwood floors, a bright and inviting living room with a wood-burning fireplace, and a dining space perfect for entertaining. The stunning kitchen boasts granite countertops, feature island with seating, updated cabinetry, induction stove, tile backsplash, and a walk-in pantry. The kitchen is an ideal setup for any home chef and you will enjoy the large window above the sink overlooking the spacious landscaped backyard. The serene primary bedroom offers a modern ensuite with barn door and large closet, while two additional bedrooms with large windows and a full 4-piece bathroom complete the main level. On the lower level, the oversized windows allow light to flood the space, showcasing a large open family/recreation room, two more generous bedrooms with closets, a third full bathroom, and a spacious laundry room with sink and storage. Step outside to enjoy the large backyard, perfect for summer BBQs and outdoor gatherings. The newly constructed double detached garage adds excellent functionality and curb appeal. Additional features include double-pane windows, tankless hot water heater, new furnace (2022), and modern lighting throughout. Walking distance

to Park96, the private 22-acre park exclusive to Parkland residents including a splash park, tennis courts, playground, walking paths, disc golf, pickleball court and more. Additionally, enjoy being close to schools, walking paths and Fish Creek Park. This is the ideal home for families looking to settle in a mature, vibrant neighbourhood. Book your showing today!