



GRASSROOTS
REALTY GROUP

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14319 Parkland Boulevard SE
Calgary, Alberta

MLS # A2251229



\$899,000

Division:	Parkland		
Type:	Residential/House		
Style:	2 Storey		
Size:	176,046 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: N/A

One of Parkland's best! A fully updated, move-in ready, and loaded with features inside and out. This bright 4-bedroom, 2.5 bath home sits on a large, private lot with mature trees, beautifully landscaped gardens, and an oversized 24' x 23' double detached garage. The main floor impresses with open sight lines, large windows, and a stunning renovated kitchen (2022) with quartz counters and modern finishes. The cozy family room features a new gas fireplace insert and tiled surround (2024), perfect for relaxing evenings. Extensive upgrades include Hardy Board exterior (2021), energy-efficient windows and doors (2020–21), updated trim (2020–24), knockdown ceiling and smooth in hallways, kitchen and bathrooms (2019), electrical panel (2022), high-efficiency furnace (2022), front deck (2022), soffit, fascia, eaves (2021), and freshly stained fencing (2023). Enjoy multiple outdoor living spaces with covered and raised decks overlooking the private backyard — an ideal setup for entertaining or quiet evenings. Main floor laundry, a 3-piece ensuite, and a solid, functional floor plan complete the package. Prime location across from a green space, close to Fish Creek Park, Park 96, top schools, and transit. Outstanding curb appeal, exceptional upgrades, and unbeatable privacy, this is the Parkland home you've been waiting for.