



GRASSROOTS
REALTY GROUP

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14019 Parkland Boulevard SE
Calgary, Alberta

MLS # A2253081



\$777,499

Division:	Parkland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,060 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Gravel		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Rev		

Heating: Mid Efficiency, Forced Air, Natural Gas

Water: Public

Floors: Carpet, Hardwood, Slate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Brick, Wood Frame, Wood Siding

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Hot tub, Primary bedroom TV, Sprinkler system, ceiling speakers, garage heater, wall speaker brackets, audio system - Nuvo equipment (as-is)

**** STUNNING PARKLAND HOME ** PARK AND VALLEY VIEWS ** PRIVATE YARD ** CUSTOM RENOVATION ** EXTRA PARKING****
Located in the heart of one of Calgary's most desirable communities. This gorgeous 2-story split features over 3100 SF of living space and sits on a MASSIVE 82' x 117' landscaped homesite with many mature & healthy trees. Inside, this bright, classic executive design features a private living room and a semi-formal, oversized dining room adjacent to the kitchen. The updated kitchen features classic stained maple cabinets and doors, granite countertops, high-end appliances (including a gas cooktop, built-in oven, and overhead exhaust fan), a subway tile backsplash, an undermount stainless steel sink, a central island with a breakfast bar, recessed lighting, and modern plumbing fixtures. The "SUNNY AFTERNOON" computer nook offers views of your private oasis. The backyard features an oversized deck with composite decking, a gas line, a privacy wall, a hot tub area, and flagstone walkways. Additionally, a massive 26x24 heated detached garage with extra parking and gravel pad stalls is located off the rear lane. Check out the 3d Tour, photos, and floor plan. The living room features patio doors that open to the rear deck, a gas brick-faced fireplace, beautiful wood wall panels, and exposed ceiling beams. The front dining room is spacious and large enough for everyone to sit at the table, measuring 20' x 12"! Upstairs, you'll find three nicely sized bedrooms and a bespoke laundry room. The stately primary suite features his and hers closets and a fully renovated 3-piece en-suite bathroom, complete with a luxurious tiled shower and a glass door. The basement is fully finished, featuring modern decor throughout the rec room and dance studio, complete with full-wall mirrors. Extra-large storage room with wall cabinets and

secondary utility area with laundry hookups. Other impressive design, upgrades, and updates include a front entry vestibule, newer vinyl windows and doors, all doors and casings, baseboards and trim, hardwood and slate flooring, light fixtures, two furnaces, electrical switches, Nuvo audio system with speakers and wall plate controls, and much more! Living at its Best with nature, community, and wildlife at your doorstep. You can take advantage of this sought-after SE corner of the city. Enjoy truly estate living with a quality lifestyle, steps away from first-class golf courses, schools, parks, playgrounds, Fish Creek Park, restaurants, an off-leash dog park, transit, shopping, a Hospital, and quick access to road and highway infrastructure. Call your friendly REALTOR(R) today to book a viewing!