



GRASSROOTS
REALTY GROUP

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419 Parkview Crescent SE
Calgary, Alberta

MLS # A2264258



\$1,049,900

Division:	Parkland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,337 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	See Remarks	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Sauna, See Remarks		

Inclusions: N/A

Fabulous, completely remodeled + re-designed home, completed this year. Featuring stunning open spaces + well-balanced room sizes throughout. The main level offers a warm inviting great room with wood-burning fireplace, spacious informal dining area + a chef's kitchen with extensive cabinetry, dedicated coffee station + an open eat-in kitchen which completes this space. Beautiful luxury vinyl plank flooring runs throughout the main floor, complemented by smooth ceilings, solid oak railing. The lower level is finished to the same high standard, featuring a large family room, gym area, full laundry/mudroom area with storage, full bath + generous bedroom. All mechanicals have been redone, including, plumbing, electrical, HVAC, air conditioning + sprinkler system. Freshly painted inside + out. Exterior upgrades include new SBS Granulated Roofing system, new landscaping with composite decking, stone patio, trees/shrubs + double detached garage. Located just steps from the ridge + the stunning views of Fish Creek Park, close to schools, city pathway system, Park 96 with pickle ball/tennis courts, playground + family amenities. A total structural transformation creating a truly exceptional modern home.