

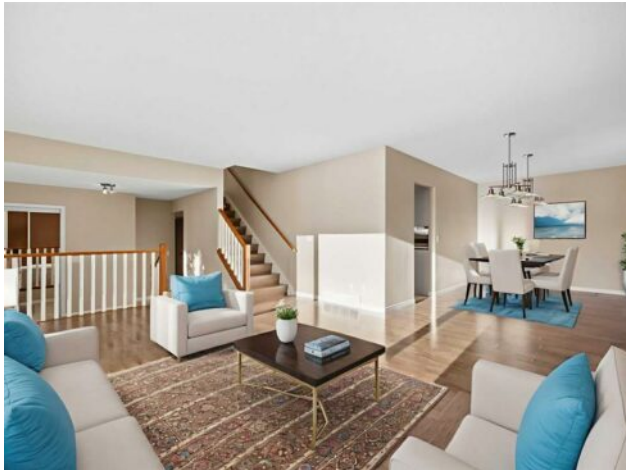


GRASSROOTS
REALTY GROUP

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123 Parkside Place SE
Calgary, Alberta

MLS # A2280066



\$828,000

Division:	Parkland		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,744 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Carport, Double Garage Detached, Oversized		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, M		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, Storage		

Inclusions: 2nd Refrigerator, Shed, Barbecue

This beautifully maintained home is perfectly situated on a QUIET CUL-DE-SAC, just STEPS FROM FISH CREEK PARK, offering over 2,300sq ft of developed living space. From the moment you arrive, you will notice the pride of ownership and the warm inviting atmosphere throughout. You will discover how this home has been lovingly cared for throughout the years, including newer windows in the living room, dining room, and all upper bedrooms. The main floor features a sun filled living and dining area, updated kitchen with plenty of cabinetry, and sliding doors that open onto a spacious 31' x 17' back deck - ideal for morning coffee or relaxed evening entertaining. The LARGE 8,191SQ FT LOT includes a COVERED BBQ area under the oversized gazebo, perfect for year-round grilling. Just a few steps down from the kitchen is the cozy family room, complete with a brick gas fireplace and patio doors leading directly to the backyard. Also, on this level, you'll find the laundry area, a 3-piece bathroom, and a 5th bedroom or office. Upstairs there are 3 generous sized bedrooms, each with excellent closet space. The primary suite offers a 4-piece ensuite, while a bright main bathroom serves the additional bedrooms. The basement showcases a large recreation room, 5th bedroom and 3-piece bathroom and plenty of storage areas. Additional highlights of this home include an INSULATED OVERSIZED DOUBLE DETACHED GARAGE measuring 27.5' x 25.4' x 12 FEET HIGH with built-in cabinets, 2 ELECTRIC OVERHEAD GAZEBO HEATERS, NEW DURADEK, Cement Fire PIT on the lower deck, AIR CONDITIONING and NEW HOT WATER TANK in 2023, DOG RUN, just to name a few. Families will love being just a short walk from both Prince of Wales and Saint Phillips Elementary schools, as well as the Parkland

community hall. Residents also enjoy exclusive access to Park 96, a private park for Parkland homeowners, featuring a splash pad, tennis courts, disc, golf, playgrounds, skating rinks, and more. If you have been dreaming of a home that combines location, lifestyle and lasting value, this Parkland gem truly has it all! Book your private showing today.