



**247 Parkwood Close SE  
Calgary, Alberta**

**MLS # A2298324**



**\$789,900**

<b>Division:</b>	Parkland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,275 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Private, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Separate Entrance, Storage		

**Inclusions:** Metal Shelving in the Basement, Freezer & 2nd Refrigerator.

Welcome to this beautifully maintained 4-level split nestled on a QUIET CLOSE in the highly sought-after community of Parkland. 2,400 sf of total living area, perfectly positioned just MINUTES FROM FISH CREEK PARK Canada's second largest provincial park. This home also enjoys a fantastic location directly ACROSS FROM A GREEN SPACE and play area, making it ideal for families. Offering over 1,274 sq ft above grade, this home features a warm and inviting main level with a spacious living room highlighted by a classic brick-faced fireplace and large windows that flood the space with natural light. The adjoining dining area is perfect for hosting, while the updated kitchen offers ample cabinetry, modern finishes, and a functional layout. Upstairs, you'll find three well-sized bedrooms including a comfortable primary retreat with its own RENOVATED ENSUITE, along with a fully renovated main bathroom. The lower level provides additional living space with a generous family/games room, a fourth bedroom, and convenient laundry area ideal for growing families or guests. The basement offers excellent storage and flexibility for future use. Step outside to a private backyard complete with a LARGE DECK perfect for summer entertaining and a double detached garage with back lane access. Additional features include a front porch, landscaped yard. 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, picnic areas 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. This is a rare opportunity to own a beautifully updated 4 level split in an unbeatable location. Do not miss it!