



**207 Parkglen Crescent SE  
Calgary, Alberta**

**MLS # A2158037**



**\$899,900**

<b>Division:</b>	Parkland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,389 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Aggregate, Double Garage Attached, Front Drive, Heated Garage, Oversized		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Lawn, Garden, Low		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Hot tub, shed + shelving in the shed, console table, 2 end tables, coffee table, sofa, love seat and single chair, 4 bar stools, TV stand

Prepare to be impressed by this stunning four-bedroom bungalow with a beautifully crafted interior that seamlessly combines contemporary elegance with timeless charm. The spacious layout seamlessly integrates functionality with style. The heart of the home is the sophisticated kitchen, featuring sleek granite countertops, under cabinet lighting, a gas range and a custom hood fan. The front living room is substantial yet cozy, with a gas fireplace and built-in shelving, giving plenty of entertaining room. The primary bedroom includes a large walk-through closet with built-in shelving, a well-appointed 5-piece ensuite with heated floors, dual sinks, and a deep soaker tub. A laundry room has been added to the main level for convenience, can easily be concealed, and creates additional storage space. This home also includes air conditioning, ensuring year-round comfort—a second full bathroom with heated floors and another bedroom complete this level. The basement, developed in 2014, features a large, versatile layout with bright recessed lighting that offers plenty of room for hosting a movie night with the family or engaging in other recreational activities. The rooms on this level are ample in size and boast egress windows, allowing plenty of natural light to filter through; one of the bedrooms is connected to a spacious bathroom with custom tile work through a convenient walk-in closet. Outside, you can explore the beautifully landscaped front patio and garden or host guests in the private backyard, which faces west and includes a spacious composite deck and hot tub. This property offers a low-maintenance landscape, with gorgeous perennials, underground sprinkler, beautiful concrete work, and an upgraded stucco and stone exterior completed in 2016, with the roof last replaced in 2018. An opportunity exists to add RV parking off the paved alley into the

backyard. For those fond of cars or hobbies, the heated, oversized garage has hot and cold water taps, ample storage and creative space. Nestled on one of the most coveted streets in the vibrant SE, it creates a lifestyle that is second to none. Discover lots of community while living on the legendary PIG Street in Parkland, where the best block party in Calgary happens, featuring an annual pig roast. Nestled in an area with few rivals, this home offers a rare opportunity to live in tranquillity within steps of nature and on the edge of Fish Creek Provincial Park. The vibrant community of Parkland and Park 96 has activities and exclusive concerts in the park, fantastic activities for the family, walking paths, skating, a clubhouse, a splash park, tennis courts, picnic sites and a playground—all within walking distance of Fishcreek Park. Parkland's convenient location is near shops, amenities, schools and Deerfoot Trail. Don't miss out on this exceptional opportunity to own a distinctive property in a prime Parkland location. Schedule a viewing today and experience the essence of refined living.