



**GRASSROOTS**  
REALTY GROUP

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**244 Parkside Crescent SE**  
**Calgary, Alberta**

**MLS # A2207025**



**\$959,000**

<b>Division:</b>	Parkland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,866 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Landscaped, Lawn, F		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, 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, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	Garden Shed		

STEPS FROM FISH CREEK PARK perfectly positioned between two elementary schools, this meticulously maintained and beautifully updated home is a rare find. From the moment you step inside, you're greeted by a sense of warmth and grandeur—a bright, airy entryway opens up to SOARING VAULTED CEILINGS adorned with striking wood beams, setting the stage for the character and charm that flows throughout. Sunlight pours in through oversized windows, illuminating the spacious living and dining areas, where laughter and conversation effortlessly fill the space. The heart of the home—a thoughtfully designed kitchen with quartz countertops, ample storage, and sun-drenched windows—invites you to gather, whether for casual breakfasts or lively dinner parties. Just beyond, an additional dining nook offers a cozy spot to linger over coffee, while the adjoining family room welcomes you in with its stone gas fireplace, the perfect retreat for chilly evenings. Step through large sliding glass doors and discover a serene backyard. A composite deck extends the living space outdoors, offering a perfect setting for summer barbecues, quiet mornings with a cup of coffee, or simply taking in the golden hues of the sunrise. Back inside, a dedicated office (or optional guest bedroom) provides the ideal work-from-home space, while a conveniently located powder room and laundry room ensure effortless everyday living. Direct access to the oversized double front-attached garage makes unloading groceries a breeze. Upstairs, the primary suite is a peaceful escape, complete with a walk-in closet and private 3-piece ensuite. Two additional well-sized bedrooms share a beautifully appointed 4-piece bathroom, with thoughtful storage throughout. The FULLY RENOVATED lower level (2023-2024) offers even more room to live and

unwind. A spacious family room is perfect for movie nights or game days, while an inviting guest retreat features a large bedroom with an egress window and built-in cabinetry. A spa-inspired 3-piece bathroom with a luxurious walk-in shower completes this level, ensuring comfort and style at every turn. Recent updates include a NEWER FENCE, HOT WATER TANK, and ELECTRICAL PANEL (2023-2024), as well as A/C, a HIGH EFFICIENCY FURNACE, and a water softener—all offering peace of mind for years to come. Set in a family-friendly neighborhood, with top-rated schools, parks, and scenic walking trails just outside your door, this home blends modern convenience with natural beauty, making it the perfect place to put down roots. Don't miss this incredible opportunity—your dream home awaits!