223 PARKWOOD Close, Calgary T2J 3V7

MLS®#:	**A2135796**	Area:	**Parkland**	Listing Date:	**05/30/24**	List Price:	**$1,249,900**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association:	**Fort McMurray**

General Information
Prop Type:	**Residential**
Sub Type:	**Detached**
City/Town:	**Calgary**
Year Built:	**1973**

Lot Information
Lot Sz Ar:	**6,264 sqft**
Lot Shape:	

Finished Floor Area
Abv Sqft:	**1,460**
Low Sqft:	
Ttl Sqft:	**1,460**

DOM
28

Layout
Beds:	**4 (2 2)**
Baths:	**3.0 (3 0)**
Style:	**Bungalow**

Parking
Ttl Park:	**2**
Garage Sz:	**2**

Access:	
Lot Feat:	**Back Lane,Back Yard,Corner Lot,Front Yard,Lawn**
Park Feat:	**Double Garage Detached**

Utilities and Features

Roof:	**Asphalt Shingle**
Heating:	**Forced Air,Natural Gas**
Sewer:	
Ext Feat:	**Other**

Construction:	**Cedar,Wood Siding**
Flooring:	**Carpet,Tile,Vinyl Plank**
Water Source:	
Fnd/Bsmt:	**Poured Concrete**

Kitchen Appl:	**Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Gas Range,Range Hood,Refrigerator,Washer**
Int Feat:	**Bar,Built-in Features,Kitchen Island,Open Floorplan,Quartz Counters,Storage**
Utilities:	

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	**Main**	**88`8" x 6`10"**	**Kitchen**	**Main**	**18`8" x 10`9"**
Dining Room	**Main**	**6`6" x 7`8"**	**Living Room**	**Main**	**19`9" x 11`6"**
Laundry	**Main**	**14`2" x 8`4"**	**3pc Bathroom**	**Main**	
Bedroom	**Main**	**10`3" x 11`0"**	**Bedroom - Primary**	**Main**	**14`2" x 17`3"**
4pc Ensuite bath	**Main**		**Family Room**	**Basement**	**27`3" x 25`11"**
Bedroom	**Basement**	**10`7" x 12`9"**	**Bedroom**	**Basement**	**10`1" x 16`6"**
4pc Bathroom	**Basement**		**Furnace/Utility Room**	**Basement**	**7`11" x 12`9"**

Legal/Tax/Financial

Title: **Fee Simple**	Zoning: **R-C1**	
Legal Desc:	**731514**	

Remarks

Pub Rmks: **Nestled on a Quiet Street in the sought after community of Parkland, this FULLY RENOVATED Bungalow exemplifies modern luxury. This Stunning property offers over 2800 sqft of exceptional living space, 4 expansive Bedrooms, 3 Bathrooms, AC, an Oversized Double Detached Garage with it's own Furnace and so much more. Upon entering, you'll notice that this home has been upgraded from top to bottom. An inviting main floor that offers 2 Bedrooms, a Spacious dining room, Living room with a cozy fireplace, and a Bright Open floor plan that's made for entertaining. This beautiful Kitchen is a chef's delight; fitted with Bosch Stainless Steel appliances, a Thor Gas Range, Huge Island with Quartz Countertops throughout, Pantry and plenty of cabinet space. The Primary Retreat features plenty of closet space with built-ins as well as a Lavish 4 Piece Ensuite that includes HEATED FLOORS and an Oversized shower. Large mudroom with MAIN FLOOR LAUNDRY that includes ample cabinet and storage space that's perfect for families. Second bedroom and 4 Piece Bathroom to complete the main floor. Enjoy an evening BBQ with family and friends in your West facing backyard. This Fully Finished Basement is just as impressive as your main floor. How bout a movie night in this Massive Family Room that includes a Fireplace and a Custom Wet bar with Wine Fridge. There's even enough room to fit a pool table. Two Bedrooms and an Impressive 4 Piece Bathroom that includes an Oversized shower to complete the basement. An extension of about 75 sqft of the foyer was also added. This home has brand new electrical/plumbing throughout, Furnace, Hot Water Tank, AC & Windows. All cabinets are custom and each closet bedroom has built ins. New Front/Side Concrete Walkway and fence as well. Conveniently located, only minutes away from schools, Park 96, The Bow Valley Ranche Restaurant, walking/bike pathways to Fish Creek Park and easy access to Deerfoot Trail. Come see this incredible property for yourself; all that's left is for you to move in!**

Inclusions: **n/a**

Property Listed By: **CIR Realty**