



THE
A-TEAM

**RE/MAX
FIRST**

711 PARKWOOD Way, Calgary T2J 3V2

MLS®#: **A2145191** Area: **Parkland** Listing Date: **06/27/24** List Price: **\$849,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1974**
Lot Information
 Lot Sz Ar: **6,049 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,349**
 Low Sqft:
 Ttl Sqft: **1,349**

DOM
5
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**
Parking
 Ttl Park: **4**
 Garage Sz: **4**

Access:
 Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Low Maintenance Landscape,Landscaped**
 Park Feat: **Double Garage Attached,Double Garage Detached,Garage Door Opener,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Wood Frame,Wood Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Double Oven,Garage Control(s),Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,Kitchen Island,No Smoking Home,Recessed Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`4" x 13`0"	Dining Room	Main	13`0" x 9`0"
Living Room	Main	17`0" x 12`0"	Bedroom - Primary	Main	11`0" x 10`6"
Bedroom	Main	11`0" x 10`0"	Bedroom	Main	10`0" x 9`6"
5pc Ensuite bath	Main	13`0" x 7`6"	5pc Bathroom	Main	7`6" x 7`0"
Bedroom	Basement	11`0" x 9`6"	Game Room	Basement	26`6" x 9`6"
Kitchenette	Suite	13`0" x 10`6"	Living Room	Suite	13`0" x 12`0"
5pc Bathroom	Suite	10`6" x 9`0"	Furnace/Utility Room	Basement	12`0" x 9`6"

Title:
Fee Simple
Legal Desc:

731514

Zoning:
R-C1

Remarks

Pub Rmks: **Amazing Opportunity in Parkland! Welcome to this rare find - an updated bi-level home featuring a completely self-contained legal one-bedroom suite. This spacious property offers over 2600 sq.ft. of developed living pace, perfect for families and investors alike. A bright open floor plan, the main living area of this home has been well thought out. The living room is bright and airy, with large windows that let in lots of natural light. Enjoy the cozy ambiance of the wood-burning fireplace w/ gas lighter, perfect for chilly evenings. The updated kitchen offers contemporary finishes, featuring granite countertops, a huge attached island, stainless steel appliances including an induction cooktop and double convection ovens. Ideal for cooking enthusiasts, the kitchen offers ample countertop and storage space. The Primary bedroom is spacious with an oversized closet and a spa-like 5-piece ensuite, including a luxurious soaking tub, separate shower and dual sinks. 2 additional well-sized bedrooms on the main level, a 5-piece second bathroom, convenient upper-level laundry and beautiful hardwood flooring throughout add to the home's elegance. You will also enjoy a section of the lower level with a 4th bedroom and cozy recreation room for family gatherings, entertainment, or relaxation. The Legal one-bedroom suite is perfect for tenants or multi-generational living. Offering a comfortable living space w/ large windows, lots of natural light, a wood-burning fireplace w/ gas lighter, bedroom, 5-piece bathroom, fully equipped kitchen and laundry. This home also offers a double detached garage in the front. A double detached garage in the back with updated electrical and 200-amp service. The south facing deck has abundant space and a gas line for the BBQ. Backyard offers lots of space for the kids to play with a sand box, slide, firepit area and turf for low maintenance. Situated steps from Fish Creek Park and the bike path, this home is close to schools, parks, shopping, amenities and public transportation. Enjoy the tranquility of suburban living. This home is one not to miss!**

Inclusions: **Suite Appliances: 2 mini fridges, Stove, Microwave Hoodfan, Dishwasher, Washer/Dryer, Window Coverings**

Property Listed By: **RE/MAX Realty Professionals**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













