

14127 PARKSIDE Drive, Calgary T2J 3X3

Parkland Listing 09/13/24 List Price: **\$865,000** MLS®#: A2164839 Area:

Status: **Pending** County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type: City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Detached Calgary

Finished Floor Area 1974 Abv Saft: Low Sqft:

6,598 sqft

<u>DOM</u>

6 Layout

1,461

1,461

Beds: Baths:

Bungalow Style:

4 (3 1)

3.0 (3 0)

<u>Parking</u>

Ttl Park: 4 Garage Sz: 2

Access:

Lot Feat: **Rectangular Lot**

Park Feat: Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front

Ttl Sqft:

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air

Sewer:

Ext Feat: **Private Yard**

Brick, Metal Siding

Flooring:

Carpet, Hardwood, Tile, Vinyl Plank

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Garburator, Microwave Hood Fan, Washer, Window Coverings

Closet Organizers, Granite Counters, Separate Entrance, Vinyl Windows

Int Feat: **Utilities:**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main	7`3" x 4`11"	4pc Bathroom	Main	7`2" x 7`2"
Bedroom - Primary	Main	11`0" x 16`0"	Bedroom	Main	10`0" x 10`6"
Bedroom	Main	11`0" x 10`6"	Kitchen	Main	8`5" x 15`1"
Dining Room	Main	8`4" x 9`3"	Living Room	Main	13`5" x 17`11"
Family Room	Main	13`5" x 14`1"	Foyer	Main	3`11" x 12`10"
4pc Bathroom	Basement	7`4" x 7`10"	Bedroom	Basement	11`7" x 8`6"
Game Room	Basement	38`0" x 25`8"	Laundry	Basement	7`4" x 10`7"

Storage Basement 24`3" x 17`4"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R-C1

Legal Desc: **7410001**

Remarks

Pub Rmks:

Welcome to your dream home in Parkland! This modernized and meticulously maintained big (1461 sq. ft.) bungalow offers a perfect blend of modern updates and timeless charm. Upon entering, you will find a large living room with bright windows that opens up to a spacious dining area. The renovated kitchen is right off the dining area and features stainless steel appliances, granite countertops and beautiful cabinetry. A comfortable family room with a brick-facing fireplace can be found towards the back of the home, which conveniently opens up to your large deck and private backyard. The primary suite is a great size and comes with an updated 3 piece en-suite bathroom and features a walk-in shower. Two more bedrooms and a renovated bathroom finish up the main floor. The basement (separate entrance) has a spacious layout which provides flexibility for guests, room for a home office or a playroom for the kids! The laundry room has recently gone through a transformation; it has been freshly painted and finished with new flooring. A 4th bedroom and another bathroom can also be found down here. Your flat & private west backyard has a beautiful deck with gazebo and is very spacious: a great place for kids to play or for you to relax after a long day at work. This 4 bedroom bungalow with double attached garage is a great opportunity to get into the market in Parkland! Now let's talk about all the work that these sellers have lovingly put into your new home! The main floor was freshly painted in the last few weeks; the exterior was painted in 2022. Other mentionable updates/upgrades: Furnace (2014), kitchen & bathroom (2014), new garage door (2020), new roof (2020), basement windows (2020), carpet in bedroom and basement (2022), hot water tank (2024) and in recent weeks some of the window coverings and light fixtures were replaced to compliment the home's modern aesthetic. With all these recent updates and renovations, this home is ready for you to move in and start making memories right away!! Situated in the beautiful a

Inclusions:
Property Listed By:

Basement bedroom bed, matrass & headboard; "bar type cabinet" & fridge in basement; gazebo on deck, vacuum system "as is" (home owner never used it)
Royal LePage Benchmark

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

















