

143 PARKVIEW Green, Calgary T2J 4N4

4pc Bathroom

Den

5pc Ensuite bath

| MLS®#: | A2165336 | Area: | Parkland | Listing Date: | 09/12/24 | List Price: \$1,095,000 |
|---------|----------|---------|----------|------------------|----------|--------------------------------|
| Status: | Pending | County: | Calgary | Change: | None | Association: Fort McMurray |



Second

Main

Lower

| eneral Information | | | | DOM | |
|--------------------|-----------------|---------------------|--------------------|---------------|----------------|
| ор Туре: | Residential | | | 7 | |
| ub Type: | Detached | | | <u>Layout</u> | |
| ty/Town: | Calgary | Finished Floor Ar | ea | Beds: | 5 (5) |
| ear Built: | 1975 | Abv Sqft: | 2,801 | Baths: | 3.5 (3 1) |
| ot Information | | Low Sqft: | | Style: | 2 Storey Split |
| ot Sz Ar: | 6,662 sqft | Ttl Sqft: | 2,801 | | |
| ot Shape: | | | | Parking | |
| | | | | Ttl Park: | 2 |
| | | | | Garage Sz: | 2 |
| ccess: | | | | - | |
| ot Feat: | Back Lane,Back | Yard,Cul-De-Sac,Lan | dscaped,Pie Shaped | Lot | |
| ark Feat: | Double Garage A | Attached | | | |

Main

Lower

Lower

25`1" x 16`3"

Utilities and Features

| Roof: Heating: Sewer: | Asphalt Shingle High Efficiency,Forced Air | | Construction: Concrete,Wood Frame Flooring: | Concrete,Wood Frame | | | | | |
|--|--|------------------------------------|--|---|------------------------------------|--|--|--|--|
| Ext Feat: | Private Yard | | Water Source: Fnd/Bsmt: Poured Concrete | Carpet, Ceramic Tile, Hardwood Water Source: Fnd/Bsmt: Poured Concrete | | | | | |
| Kitchen Appl: Int Feat: Utilities: | Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garburator,Gas Cooktop,Microwave,Refrigerator,Warming Drawer,Washer Bookcases,Central Vacuum,Granite Counters,Kitchen Island,Storage Room Information | | | | | | | | |
| <u>Room</u> Kitchen | <u>Level</u> Main | <u>Dimensions</u> 17`3" x 13`5" | <u>Room</u> Breakfast Nook | <u>Level</u> Main | <u>Dimensions</u> 13`11" x 9`0" | | | | |
| Dining Room | Main | 13`3" x 11`3" | Living Room | Main | 17`9" x 13`8" | | | | |
| Family Room | | 18`7" x 12`9" | Bedroom | Main | 18`10" x 13`0" | | | | |
| Laundry | Main | 10`4" x 7`8" | Bedroom - Primary | Second | 14`4" x 13`3" | | | | |
| Bedroom | Second | 11`4" x 9`11" | Bedroom | Second | 11`6" x 10`8" | | | | |
| Bedroom | Second | 11`11" x 10`8" | 4pc Ensuite bath | Second | | | | | |

21`2" x 12`8"

2pc Bathroom

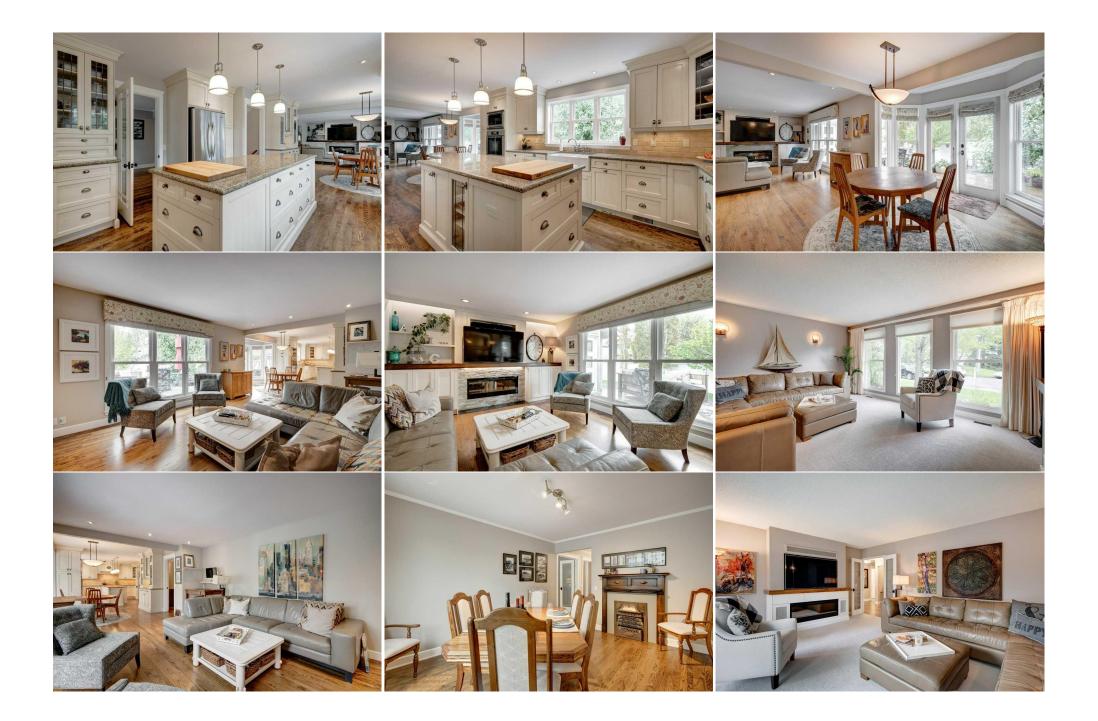
Game Room

Storage

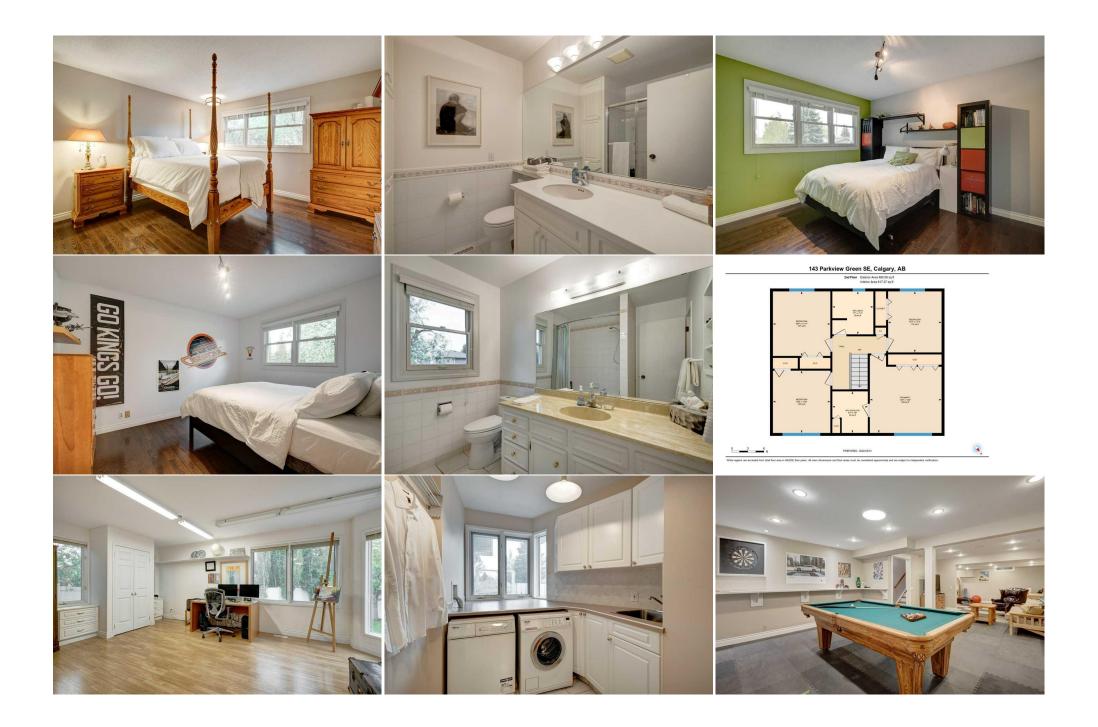
| Title: Fee Simple | Zoning: R-C1 |
|---|--|
| Legal Desc: | 7510151 |
| | Remarks |
| Pub Rmks: Inclusions: Property Listed By: | Open House, Sunday Sept 15th (2;15-4:150) Prime, most coveted estate location in the heart of Parkland with Large South & West Backing Pie Lot, tree lined streed and facing treed green space. Fabulous Curb appeal as you enter vestibule, to foyer and partially open stairwell. Through French Doors to entertainment size large Living Rm, sleek long electric fireplace w/oak mantle, floor to ceiling windows & east facing to green space. Gracious Dining Rm, stain glass windows, decorative antique fireplace & mantle (not connected), adjacent to Legacy Custom dream kitchen with quality appliances; Miele gas counter top stove, wall oven and warming drawer, Bosch silent dishwasher, 8'4" granite island and counters, farm house sink, pot lights, pendent lights & too many upgraded features to mention, all open t both bright breakfast nook with floor to ceiling windows and doors and to family room with 2nd electric fireplace, surrounding cabinetry for storing electronic devices. All viewing tranquil private treed pie shaped yard, with Bayau/Teak tropical wood decking, Custom imported slate tile patio, flower beds & grassy area for the kids. 2 prowder rm. Main floor addition has separate entrance from both outside & garage to Nanny/Mother In Law/Cuest Suite, Studio/Salon, Office or future master bedroom, with access to back decking and yard, 4 pc bathroom, bright laundry room with sink, lots cupboards and counter space. (Rental income possibilities). Upper Level: Primary Bdrm, 4pc Ens. with white tile and double closets, 3 kids bdrms with their own 4 pc bathroom. Note: both main and upper level mostly hardwood flooring. Mostly all newer Pella Double Hung Tilting Windows for easy cleaning. Lower Level to Kids World - Dutch Door to "L" shape Rec Room an Games Room. Lots of Storage & shelving included. Note 2-2020 HE Furnaces, 3rd furnace in full height concrete basement under extension/addition, 2 Central Air Conditioning units for upper floor and main floor (not addition). Fantastic location 1-2 blocks from Fish Creek with bike |

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













143 Parkview Green SE, Calgary, AB Basement (Below Grade) Exterior Area 1594 55 so ft Interior Area 1438.65 so ft

















