



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**143 PARKVIEW Green, Calgary T2J 4N4**

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



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1975**      Abv Sqft: **2,801**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **6,662 sqft**      Ttl Sqft: **2,801**  
 Lot Shape:

DOM

**7**  
Layout  
 Beds: **5 (5 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Landscaped,Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Concrete,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garburator,Gas Cooktop,Microwave,Refrigerator,Warming Drawer,Washer**  
 Int Feat: **Bookcases,Central Vacuum,Granite Counters,Kitchen Island,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>17`3" x 13`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`3" x 11`3"</b>
<b>Family Room</b>	<b>Main</b>	<b>18`7" x 12`9"</b>
<b>Laundry</b>	<b>Main</b>	<b>10`4" x 7`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`4" x 9`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`11" x 10`8"</b>
<b>4pc Bathroom</b>	<b>Second</b>	
<b>5pc Ensuite bath</b>	<b>Main</b>	
<b>Den</b>	<b>Lower</b>	<b>21`2" x 12`8"</b>

Room	Level	Dimensions
<b>Breakfast Nook</b>	<b>Main</b>	<b>13`11" x 9`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`9" x 13`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>18`10" x 13`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`4" x 13`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`6" x 10`8"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	
<b>2pc Bathroom</b>	<b>Main</b>	
<b>Game Room</b>	<b>Lower</b>	<b>25`1" x 16`3"</b>
<b>Storage</b>	<b>Lower</b>	

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**R-C1**

**7510151**

Remarks

Pub Rmks: **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 street 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 to 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 pc powder rm. Main floor addition has separate entrance from both outside & garage to Nanny/Mother In Law/Guest 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 is 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 and 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/walking & river pathways and mountain views. Visit Annie's for snack or lunch/dinner at the Historic Rancho and check out the Artisan Gardens (Art displays depicting our Heritage). Both primary public and separate schools; Join in the fun with many annual community functions such as summerfest in June, Enjoy the kids play park, splash park, skating, tennis, pickle ball & more. Family fun for all ages. Quick and easy access to by way of LRT and the Deerfoot. Shopping, movie theatre, garden centre and South Center just 5-10 minutes away..This home's for You and Parkland is definitely a community to call home.**

Inclusions:  
 Property Listed By: **Garage Door Opener and One Remote,  
 Royal LePage Solutions**

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











