



THE
A-TEAM

**RE/MAX
FIRST**

14936 PARKLAND Boulevard, Calgary T2J 5B6

MLS®#: **A2171352**

Area: **Parkland**

Listing Date: **10/13/24**

List Price: **\$1,325,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1977**

Finished Floor Area

Abv Sqft: **2,306**

Low Sqft:

Ttl Sqft: **2,306**

DOM

5

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Lot Information

Lot Sz Ar: **6,910 sqft**

Lot Shape:

Parking

Ttl Park: **8**

Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Close to Clubhouse,Front Yard,Lawn,Landscaped,Private**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Awning(s),Balcony,BBQ gas line,Private Entrance**

Construction:

Brick,Composite Siding,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Bookcases,Built-in Features,Granite Counters,No Smoking Home,Separate Entrance,Storage

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`11"	Dining Room	Main	6`11" x 10`3"
Foyer	Main	12`5" x 9`9"	Kitchen	Main	9`3" x 10`3"
Laundry	Main	11`6" x 4`11"	Living Room	Main	13`3" x 18`10"
Office	Main	14`8" x 25`10"	4pc Bathroom	Second	10`1" x 4`11"
5pc Bathroom	Second	15`6" x 8`4"	Bedroom - Primary	Second	14`3" x 16`7"
Bedroom	Second	10`11" x 10`8"	Bedroom	Second	11`1" x 11`1"
Bedroom	Second	11`1" x 10`6"	Family Room	Second	19`4" x 14`7"
Storage	Basement	12`8" x 4`7"	Game Room	Basement	26`8" x 14`8"
Storage	Basement	15`7" x 17`9"	Furnace/Utility Room	Basement	24`0" x 9`9"

Title:
Fee Simple
 Legal Desc:

7610802

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to PARKLAND RIDGE, where every day feels like a retreat into nature. Perched above the valley, with breathtaking PANORAMIC VIEWS OF FISH CREEK PARK, THE ROCKIES and endless greenery, this home is a rare gem, offering both serenity and convenience. Imagine starting your day with the warmth of the sun streaming through the LARGE WINDOWS that fill every corner of this meticulously maintained, 3,200 sq ft executive home. As you sip your morning coffee in the shaker-style kitchen, the view from your window captures the beauty of the surrounding nature—rolling hills, majestic mountains, and the soft rustling of trees just outside your door. Step into the living and dining areas, where the neutral palette creates a calm, inviting atmosphere. Whether you're hosting a family dinner or enjoying a quiet night at home, the exquisite hardwood flooring and open, sun-filled spaces provide the perfect setting. The family room becomes a cozy retreat, where you can unwind by the gas fireplace, its soft glow framed by a wall of floor-to-ceiling windows. On warm summer evenings, slide open the doors and step onto the covered veranda, where the sounds of nature and a cool breeze invite you to enjoy dinner al fresco or relax with friends around the barbecue. Upstairs, the massive bonus room becomes a favorite spot to catch a spectacular sunset over the Rockies. Imagine opening the sliding doors to enjoy a glass of wine on the deck, watching the sky melt into a blend of pinks and oranges as the day comes to an end. The primary suite is your personal sanctuary. Custom cabinetry provides elegant storage, and the spa-inspired ensuite with heated floors invites you to melt away the stress of the day. Three more generous bedrooms and another bathroom with heated floor ensure everyone in the family has their own space to relax and recharge. Venture downstairs, and you'll find a spacious family room—perfect for cozy movie nights or turning into a theater room. Ample storage ensures everything has its place, keeping your home neat and organized. Outdoors, this property continues to impress. The HEATED TRIPLE-CAR GARAGE and additional carport provide space for all your vehicles and toys. The meticulously landscaped backyard offers plenty of space for the kids to play or to host garden parties on sunny afternoons. This isn't just a home; it's a lifestyle. With Fish Creek Park at your doorstep, you're connected to miles of walking and biking trails, the Bow Valley Ranch Restaurant, and Annie's Café. Family-friendly and community-oriented, Parkland is home to top-rated schools, and Park 96, with its year-round recreation, is just a short walk away. Plus, easy access to Deerfoot Trail makes commuting a breeze. All of this awaits in a home that's been thoughtfully updated, with a NEW HOT WATER TANK (2023), a new roof (2016), and countless other modern features that ensure peace of mind.

Inclusions:
 Property Listed By:

**Car port in the Back of the home. Shed
 2% Realty**

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











