



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14203 PARKLAND Boulevard, Calgary T2J 4K3**

MLS®#: **A2172135**      Area: **Parkland**      Listing Date: **10/10/24**      List Price: **\$974,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1975**  
Lot Information  
 Lot Sz Ar: **7,330 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,751**  
 Low Sqft:  
 Ttl Sqft: **1,751**

DOM

**8**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey Split**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Level,Many Trees,Street Lighting,Rectangular Lot,Views**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Garden,Private Yard**

Construction: **Cedar,Concrete,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Dishwasher,Garage Control(s),Gas Range,Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	10`3" x 10`0"	Living Room	Main	14`8" x 12`5"
Kitchen	Main	11`3" x 17`8"	Dining Room	Main	8`5" x 7`5"
Family Room	Main	17`6" x 11`5"	Bedroom	Main	10`1" x 9`5"
2pc Bathroom	Main	4`8" x 5`2"	Laundry	Main	5`0" x 5`8"
Entrance	Main	5`7" x 3`2"	Bedroom - Primary	Upper	12`10" x 12`0"
4pc Ensuite bath	Upper	5`6" x 7`10"	Bedroom	Upper	10`3" x 8`9"
Bedroom	Upper	10`3" x 8`9"	4pc Bathroom	Upper	7`11" x 4`10"

Family Room

Lower

13`6" x 23`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

7410647

Zoning:

R-CG

Remarks

Pub Rmks:

**Welcome to your dream home! This beautifully renovated 4-bedroom, 2.5-bathroom corner lot property is nestled in the highly desirable community of Parkland. With a modern exterior featuring extensive landscaping, new windows, professional paint, and Rubberstone paving on the drive, as well as, all pathways in the yard, this home boasts exceptional curb appeal. Upon entering the home you are greeted by a spacious family room, full of light thanks to its huge bay window, and luxury vinyl plank flooring throughout. The heart of the home, the stunning fully renovated kitchen, showcases full-height two-tone high-gloss walnut/white cabinets, a complete KitchenAid stainless steel appliance package, a Sharp drawer microwave, gas range with downdraft ventilation, and a beverage center. The oversized island, with seating for six, tons of storage, and quartz countertops creates the perfect space for gatherings. The inviting sunken living room, complete with custom matte black handrails, a wood-burning fireplace, and custom built-ins, is an ideal space to unwind after a long day. Additional main floor conveniences include a laundry area with a quartz countertop, perfect for folding, and a guest bedroom that doubles as a perfect home office. A beautifully renovated 2-piece bath, featuring a fully tiled back wall that complements the kitchen cabinetry, completing the main level. Upstairs, the spacious primary bedroom offers breathtaking valley views and blackout blinds for optimal comfort. The luxurious 4-piece ensuite features double vanities, under-cabinet lighting, and a dual shower with both rain and handheld options. Two additional cozy bedrooms, with large windows and custom blackout coverings, complete this level. The lower level provides a versatile family/flex space, featuring cozy carpeting and fresh paint, with ample storage and potential for expansion. Mechanical upgrades include new high-efficiency dual furnaces and water heater (2022), a dual humidifier (2023), a brand-new electrical panel, blown-in insulation in the attic, and triple-pane windows on the front. The exterior features a spacious 23' x 26' oversized detached garage, a large parking pad, and ample off-street parking. Conveniently located near top-rated elementary schools, shopping, Fish Creek Park, and Park 96, this home grants access to a splash park, skating rink, tennis and pickleball courts, and vibrant community events. This is a perfect fit for families or anyone seeking comfort and convenience in the desirable Parkland community. Schedule your viewing today!**

Inclusions:

Property Listed By:

Garden Shed

RE/MAX Landan Real Estate

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











