



THE
A-TEAM

**RE/MAX
FIRST**

14108 PARK ESTATES Drive, Calgary T2J 3W3

MLS®#: **A2176167**

Area: **Parkland**

Listing Date: **10/30/24**

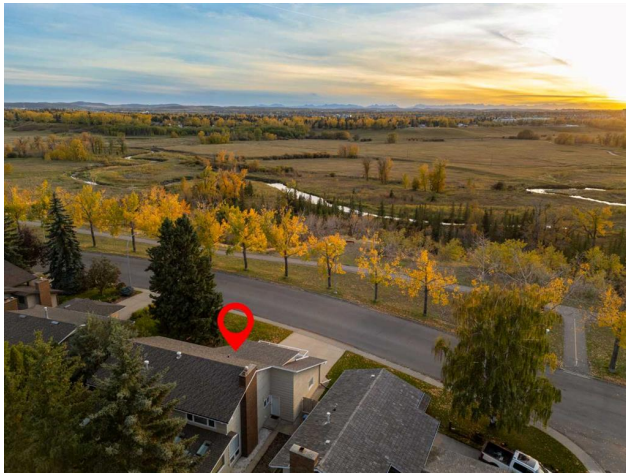
List Price: **\$1,199,999**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1974**

Finished Floor Area

Abv Sqft: **3,000**

Low Sqft:

Ttl Sqft: **3,000**

Lot Information

Lot Sz Ar: **8,751 sqft**

Lot Shape:

DOM

13

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Level,Private,Views**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Cedar

Flooring:

Carpet,Ceramic Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**

Int Feat: **See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	6`5" x 9`10"	Sunroom/Solarium	Main	41`0" x 13`3"
Living Room	Main	15`1" x 14`11"	Laundry	Main	11`5" x 10`4"
Kitchen	Main	15`11" x 10`4"	Family Room	Main	12`9" x 18`10"
Dining Room	Main	11`4" x 10`11"	2pc Bathroom	Main	
Bedroom - Primary	Upper	14`7" x 16`6"	Bedroom	Upper	11`0" x 11`1"

Bedroom
Office
5pc Ensuite bath
Furnace/Utility Room

Upper
Upper
Upper
Basement

10`10" x 10`6"
27`2" x 10`6"
27`0" x 23`6"

Bedroom
4pc Bathroom
Game Room

Upper
Upper
Basement

11`0" x 10`4"
15`1" x 23`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7410001

Zoning:
R-CG

Remarks

Pub Rmks:

BREATHTAKING MOUNTAIN AND PARK VIEWS | TRIPLE GARAGE | 4 BEDROOM UP | BONUS ROOM *OPEN HOUSE SATURDAY NOVEMBER 2ND 1-3***** Discover your dream home in the highly sought-after community of Parkland, perfectly perched on the ridge of Fish Creek Park, offering breathtaking mountain and park views. Park Estates Drive is a premier address in Parkland, and a home available on the ridge is a rare find. This property boasts unique, desirable features, making it a special opportunity for your family. Triple garages are seldom available in Parkland, with only a couple coming to market each year. Additionally, this floor plan features an upper bonus room and four bedrooms upstairs—a coveted and hard-to-find layout in Parkland and the surrounding area. Lovingly cared for by long-time owners, this home is ready for modernization but can also be comfortably lived in as-is. The main floor showcases a formal living room that overlooks the serene Fish Creek Park, complemented by an open dining area that flows seamlessly into the living room. The kitchen features solid oak cabinetry and opens to a cozy family room, complete with a brick-faced gas fireplace, ideal for gatherings. The conveniently located main floor laundry room adds to the home's functionality. An addition at the back of the house features cedar vaulted ceilings and skylights, offering versatile space for entertaining or expanding the kitchen. Upstairs, you'll find four generous bedrooms and a bonus room, perfect for creating a primary retreat that takes full advantage of the stunning views from the upper balcony. The unfinished basement offers a blank canvas for your future development ideas. With the Fish Creek pathway just across the street, you'll have access to 100 km of trails for hiking, biking, and cross-country skiing, along with opportunities for picnicking, swimming, fishing, and wildlife observation. Enjoy nearby amenities, including Sikome Lake, Annie's Café for casual dining, and The Ranch for fine dining. Parkland also offers excellent educational options, with both elementary and junior high schools, as well as Park 96, a private gated park exclusively for residents. Park 96 features ice skating, disc golf, a splash park, pickleball, and high-profile music concerts. This home has been cherished by the current family for many years, and now it's time to pass it on to a new family who will surely love it just as much. Don't miss this incredible opportunity to make this exceptional property your own!

Inclusions:
Property Listed By:

garage control
RE/MAX First

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













