



THE
A-TEAM

**RE/MAX
FIRST**

14228 PARK ESTATES Drive, Calgary T2J 3W4

MLS®#: **A2176847**

Area: **Parkland**

Listing Date: **11/01/24**

List Price: **\$1,270,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 07-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1974**
Lot Information
Lot Sz Ar: **7,330 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,688**
Low Sqft:
Ttl Sqft: **2,688**

DOM

19
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Conservation,Environmental Reserve,Landscaped,Rectangular Lot,Treed**
Park Feat: **Driveway,Enclosed,Garage Door Opener,Garage Faces Front,Triple Garage Attached**

Utilities and Features

Roof: **Clay Tile**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,Open Floorplan,Pantry,Skylight(s),Soaking Tub,Storage,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	29`1" x 17`4"
Dining Room	Main	11`5" x 18`11"
Mud Room	Main	5`1" x 11`7"
Bedroom	Second	10`7" x 11`2"
Bonus Room	Second	14`6" x 19`3"
Office	Basement	11`9" x 12`10"
4pc Bathroom	Second	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	10`5" x 16`1"
Family Room	Main	19`1" x 13`5"
Bedroom - Primary	Second	16`8" x 14`11"
Bedroom	Second	11`2" x 11`2"
Game Room	Basement	12`11" x 22`10"
Laundry	Basement	6`6" x 9`10"
5pc Ensuite bath	Second	0`0" x 0`0"

2pc Bathroom

Main

0`0" x 0`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

7410001

Zoning:

R-CG

Remarks

Pub Rmks:

SPECTACULAR FISH CREEK VIEWS from your balcony and nature a mere steps away from your front door where you can explore Fish Creek pathway systems while soaking in all the beauty and wildlife. Offering 3,386 SF of developed living space with 3 bedrooms and a large bonus room above grade, this home has been immaculately maintained and awaits your personal touch. You are welcomed with the spacious tiled foyer with smooth transition to the front living room and sweeping Fish Creek views. The kitchen is equipped with timeless white cabinetry, stainless steel appliances and large breakfast bar overlooking the dining area with soaring vaulted ceilings, skylights and access to the expansive patio. A family room with cozy gas fireplace, mud room and powder room complete this level. Upstairs you will find a beautiful large bonus room with a south facing balcony where you can soak in the views. The primary bedroom has an over-sized walk-in closet and 5 piece ensuite with soaker tub, separate shower and dual vanities. Two additional generously scaled bedrooms share a 4 piece bathroom. The basement is finished with a recreation room, den, laundry room and an abundance of storage. Don't overlook the attached TRIPLE garage and central AC for those hot summer days. RV Parking with gate access to the lane. Parkland offers both elementary and Junior High Schools as well as Park 96 - a private gated park exclusive to Parkland residents where you can enjoy ice skating, disc golf, a splash park, pickleball and high-profile music concerts plus more. Fish Creek is also a gateway to Sikome Lake, Annie's for lunch and The Ranch for fine cuisine. Don't miss out on this opportunity!

Inclusions:

Property Listed By:

N/A

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











