



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14427 PARKSIDE Drive, Calgary T2J 4P2**

MLS®#: **A2182193**      Area: **Parkland**      Listing Date: **12/04/24**      List Price: **\$774,649**  
 Status: **Active**      County: **Calgary**      Change: **-\$25k, 09-Dec**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1975**  
Lot Information  
 Lot Sz Ar: **5,941 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,325**  
 Low Sqft:  
 Ttl Sqft: **1,325**

DOM  
**17**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bi-Level**

Parking  
 Ttl Park: **3**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Front Yard,Landscaped,Street Lighting,Private,Rectangular Lot,Treed**  
 Park Feat: **Double Garage Detached,Garage Faces Rear,RV Access/Parking**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Central,Fireplace(s),Forced Air,Natural Gas,Wood**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Brick,Composite Siding**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Oven,Gas Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Bar,Bookcases,Built-in Features,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`2" x 13`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 10`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`1" x 9`9"</b>
<b>4pc Bathroom</b>	<b>Main</b>	
<b>Mud Room</b>	<b>Main</b>	<b>13`9" x 5`11"</b>
<b>Media Room</b>	<b>Lower</b>	<b>18`4" x 13`8"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>13`2" x 10`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>15`0" x 12`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`6" x 11`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`1" x 9`2"</b>
<b>2pc Ensuite bath</b>	<b>Main</b>	
<b>Family Room</b>	<b>Lower</b>	<b>15`4" x 13`9"</b>
<b>Exercise Room</b>	<b>Lower</b>	<b>10`11" x 9`10"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>12`2" x 10`11"</b>

**3pc Bathroom**

**Lower**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**7510151**

Remarks

Pub Rmks: **Location, Location, Location, You can WALK....1/2 block to FISH CREEK PARK or Come see this Beautiful Fully Loaded and RENOVATED 4-bedroom Parkland Home. OPEN and Spacious ISLAND Kitchen with CUSTOM White cabinets and an Espresso PANTRY, Granite Counter-tops, Stainless Steel Appliances including a Jenn-Air Gas stove, Modern Lighting, Glass French Door leading to a Sunny Mud room with bench seating, storage and closet. Warm Engineered Hardwood flooring Through-out the main floor and right up to the Custom BUILT-in Hutch for more storage. Enjoy this Modern HOME Theater ROOM or a Family room EXPERIENCE from the Stand up Bar and Natural Wood Burning Rock Fireplace. New front patio stone walk way and Shaded patio offers the Banff like EXPERIENCE while they compliment the rear poured concrete patio. Updated Windows and doors, Lighting, Wrought Iron Railing, Bathrooms, AIR-CONDITIONER, Furnace and Hot water tank too. Do I need to say anymore...or you just want to see it with me?**

Inclusions: **N/A**  
Property Listed By: **Real Estate Professionals Inc.**

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







