



# 14203 Parkland Boulevard Calgary Alberta

\$974,900

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...

Family room 13.50 Ft x 23.42 Ft

Other 10.25 Ft x 10.00 Ft

Living room 14.67 Ft x 12.42 Ft

Kitchen 11.25 Ft x 17.67 Ft

Dining room 8.42 Ft x 7.42 Ft

Family room 17.50 Ft x 11.42 Ft

Laundry room 5.00 Ft x 5.67 Ft

Other 5.58 Ft x 3.17 Ft

Primary Bedroom 12.83 Ft x 12.00 Ft

4pc Bathroom 5.50 Ft x 7.83 Ft

Bedroom 10.25 Ft x 8.75 Ft

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Listing Presented By:



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**Mirror**

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Bedroom 10.08 Ft x 9.42 Ft

4pc Bathroom 7.92 Ft x 4.83 Ft

2pc Bathroom 4.67 Ft x 5.17 Ft