



# 14547 Parkland Boulevard Calgary Alberta

\$749,900

Immaculate 4 level split; all levels developed, huge private treed & landscaped lot, large recently placed decking and oversized garage. Great curb appeal across from Villas therefore near Community Park and Fish Creek. Bright open entrance/foyer to Living Rm and Dining Rm. L/r with floor to ceiling east newer windows, hardwood flooring and vaulted ceiling with exposed beam. Adjacent kitchen with like new maple cabinets, eating area & equipped with appliances. Access to newer deck & large treed private tranquil backyard. Hrwd Stairwell & hall to Upper level with 3 good size bdrms, ample closet space, 4 pc updated kids bathroom and remodelled primary bdrm ensuite with huge shower, ceramic tile surround & floor, neutral carpeting. 3rd level: large Fam. Rm ., modern cozy brick corner Electric fireplace, Bedrm, Laundry Rm & 2pc bathrm, (space for 3pc). 4th Level Rec Rm, Storage Rm, Cold Rm, & Furnace Rm. Fantastic opportunity to do some minimal updates & have a fabulous location, large lot and great home. Note: newer vinyl windows, shingles (8-10 Yrs) & garage siding. Paved Lane. Enjoy Community Park: Skating, splash pool tennis, pickle ball, kids playground & many seasonal community events for all ages to enjoy and take part in. Also a community garden, natural ice for skating and hockey. Close proximity to Deerfoot for quick access to dwntwn or bus to LRT. Shopping nearby & of course walk to Fish Creek to enjoy the mountain views, endless bike/walking pathways through the valley. Get acquainted with Annie's for quick bite,treat, ice cream Or have lunch/dinner at historic Ranch restaurant or view the art displays depicting the area's history /heritage. (id:6769)

Primary Bedroom 11.67 Ft x 11.42 Ft  
 Bedroom 12.75 Ft x 8.58 Ft  
 Bedroom 10.75 Ft x 10.17 Ft  
 3pc Bathroom .00 Ft x .00 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Bedroom 12.17 Ft x 9.67 Ft  
 Laundry room 9.08 Ft x 7.83 Ft  
 Family room 20.25 Ft x 12.83 Ft

2pc Bathroom .00 Ft x .00 Ft  
 Recreational, Games room 18.08 Ft x 4.00 Ft  
 Storage .00 Ft x .00 Ft  
 Bedroom 11.75 Ft x 8.92 Ft  
 Other 14.08 Ft x 12.67 Ft  
 Living room 19.67 Ft x 13.25 Ft  
 Dining room 13.17 Ft x 8.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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