



# 203 Parkvalley Drive Calgary Alberta

\$1,049,000

Welcome to this RENOVATED 3-bedroom home boasting over 2500 sq ft of living space, ideally situated on a spacious PRIVATE LOT JUST STEPS AWAY FROM FISH CREEK PARK, within the sought-after family-friendly community of PARKLAND. Recently acclaimed as one of Calgary's hidden gem neighbourhoods, for 2023, this meticulously maintained property is enveloped by mature trees and natural landscapes, offering a serene and green retreat. Featuring a double attached garage and driveway accommodating up to four vehicles, this home is equipped with Air conditioning, heated floors in the front entryway and kitchen, and finished onsite maple hardwood flooring throughout the primary areas and bedrooms. The main floor welcomes with a neutral color scheme and abundant natural light pouring in from vaulted ceilings, oversized windows, and large skylights in the living room and kitchen, creating an inviting atmosphere for gatherings. The living room showcases a striking stone feature wall with a gas insert and seamlessly connects to the dining room. The custom modern shaker-style kitchen boasts professional-grade appliances, granite countertops, a large island perfect for entertaining, and a bay window with skylights that infuse the space with tranquillity, offering views of the SOUTH-FACING PRIVATE OASIS BACKYARD. French doors lead from the kitchen to a spacious two-tiered deck complete with a gas hook-up for summer barbecues. The family room centers around a cozy stone wood-burning fireplace, ideal for winter evenings, and features a wall of glass with French doors opening to the deck. A main floor laundry, 2-piece bathroom, and an office/bedroom complete the main level. Upstairs, the primary bedroom includes a spa-inspired en-suite with an oversized tiled shower, along with a 4-piece bathroom and two additional bedrooms. The basement is fully finished with a large family room, addit...

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### Mirror

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Primary Bedroom 12.75 Ft x 10.42 Ft

3pc Bathroom 8.00 Ft x 7.08 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Bedroom 10.33 Ft x 8.75 Ft

Bedroom 10.25 Ft x 8.67 Ft

Recreational, Games room 13.58 Ft x 23.42 Ft

Other 5.67 Ft x 3.08 Ft

Laundry room 5.67 Ft x 5.00 Ft

2pc Bathroom 5.17 Ft x 5.67 Ft

Office 10.58 Ft x 9.42 Ft

Family room 16.58 Ft x 11.58 Ft

Other 11.50 Ft x 16.46 Ft

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

Other 7.58 Ft x 11.17 Ft

Furnace 11.58 Ft x 6.42 Ft

Storage 11.17 Ft x 18.75 Ft

Storage 14.17 Ft x 17.50 Ft

Other 10.83 Ft x 6.00 Ft

Living room 12.33 Ft x 17.75 Ft

Dining room 13.58 Ft x 8.58 Ft