



# 14108 Park Estates Drive Calgary Alberta

\$1,199,999

BREATHTAKING MOUNTAIN AND PARK VIEWS | TRIPLE GARAGE | 4 BEDROOM UP | BONUS ROOM\*\*\*OPEN HOUSE SATURDAY NOVEMBER 2ND 1-3\*\*\* Discover your dream home in the highly sought-after community of Parkland, perfectly perched on the ridge of Fish Creek Park, offering breathtaking mountain and park views. Park Estates Drive is a premier address in Parkland, and a home available on the ridge is a rare find. This property boasts unique, desirable features, making it a special opportunity for your family. Triple garages are seldom available in Parkland, with only a couple coming to market each year. Additionally, this floor plan features an upper bonus room and four bedrooms upstairs--a coveted and hard-to-find layout in Parkland and the surrounding area. Lovingly cared for by long-time owners, this home is ready for modernization but can also be comfortably lived in as-is. The main floor showcases a formal living room that overlooks the serene Fish Creek Park, complemented by an open dining area that flows seamlessly into the living room. The kitchen features solid oak cabinetry and opens to a cozy family room, complete with a brick-faced gas fireplace, ideal for gatherings. The conveniently located main floor laundry room adds to the home's functionality. An addition at the back of the house features cedar vaulted ceilings and skylights, offering versatile space for entertaining or expanding the kitchen. Upstairs, you'll find four generous bedrooms and a bonus room, perfect for creating a primary retreat that takes full advantage of the stunning views from the upper balcony. The unfinished basement offers a blank canvas for your future development ideas. With the Fish Creek pathway just across the street, you'll have access to 100 km of trails for hiking, biking, and cross-country skiing, along with opportunities for picnicking, swimming, fishing, and wildlife observation. Enjo...

Recreational, Games room 15.08 Ft x 23.25 Ft  
Furnace 27.00 Ft x 23.50 Ft  
Foyer 6.42 Ft x 9.83 Ft  
Sunroom 41.00 Ft x 13.25 Ft  
Living room 15.08 Ft x 14.92 Ft  
Laundry room 11.42 Ft x 10.33 Ft

2pc Bathroom Measurements not available  
Primary Bedroom 14.58 Ft x 16.50 Ft  
Bedroom 11.00 Ft x 11.08 Ft  
Bedroom 10.83 Ft x 10.50 Ft  
Bedroom 11.00 Ft x 10.33 Ft  
Office 27.17 Ft x 10.50 Ft

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

Listing Presented By:



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**RE/MAX REAL ESTATE  
(CENTRAL)**

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Kitchen

15.92 Ft x 10.33 Ft

Family room

12.75 Ft x 18.83 Ft

Dining room

11.33 Ft x 10.92 Ft

4pc Bathroom

Measurements not available

5pc Bathroom

Measurements not available