



836 Parkwood Drive Calgary Alberta

\$1,148,000

****Open house - Saturday, June 21 from 1-3 p.m.**** Welcome to Parkland, one of Calgary's most sought-after communities and home to scenic ridge pathways, top-rated schools, and family-oriented living. Just steps from breathtaking Fish Creek Provincial Park and walking distance to both St. Philip and Prince of Wales schools, this meticulously renovated 4-bedroom, 2-storey home offers modern updates, with mature landscaping and location. From the moment you arrive, you'll notice the care and quality that has gone into this property. With new Hardie board siding, updated windows, and great curb appeal, the home sits proudly on a generous, private lot. Step inside and be wowed by the contemporary updates throughout over 1,900 sq ft of living space. Luxury vinyl plank flooring flows throughout the main and upper levels, a spacious dining area, and a beautifully designed modern kitchen, the true heart of the home. Outfitted with custom white cabinetry, quartz countertops, professional-grade stainless steel appliances, built in panel refrigerator and a large breakfast island, the kitchen is as functional as it is elegant. Adjacent to the kitchen is a renovated mudroom with built-in bench seating, cabinetry, main-floor laundry, and a stylish 2-piece powder room that is conveniently connecting to the garage with ample room for large vehicles. Upstairs offers four well-sized bedrooms, providing ample space for the whole family. The primary suite features a clean and thoughtfully updated ensuite, while the family bathroom has been refreshed and remains in excellent condition. Both spaces offer a solid foundation with stylish finishes that have stood the test of time and are comfortable as-is, with potential for future personalization. The basement offers a fantastic opportunity to expand your living space, with an upgraded electrical panel, wired throughout, and roughed-in plumbing ...

Foyer 11.92 Ft x 8.58 Ft

Living room 16.83 Ft x 13.42 Ft

Kitchen 14.92 Ft x 14.00 Ft

Dining room 13.67 Ft x 16.75 Ft

Breakfast 7.33 Ft x 13.17 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 12.92 Ft x 12.67 Ft

Bedroom 9.25 Ft x 11.33 Ft

Bedroom 9.67 Ft x 10.00 Ft

Bedroom 9.25 Ft x 11.25 Ft

4pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

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