



## 531 Parkvalley Road Calgary Alberta

\$924,900

This bungalow is nestled in the heart of Parkland on one of the best streets in the area, perfectly positioned just steps from the stunning landscapes of Fish Creek Park. This home is designed for comfort and entertaining. The modern kitchen is a chef's delight, complete with a spacious island that's perfect for meal prep or casual gatherings. Enjoy the seamless flow into the inviting living area, where a cozy wood-burning fireplace sets the scene for relaxing evenings with family and friends. This home features three generous bedrooms on the main floor filled with natural light. Each bedroom features custom built in closets. Two living spaces on the main floor means enough space for everyone. Retreat to the primary bedroom a serene space that easily accommodates a king-sized bed. The renovated ensuite offers a spa-like experience with a spacious walk in shower. The main bathroom has also been thoughtfully updated. The expansive basement is a true gem , featuring a 4th bedroom, a large rec room perfect for movie nights, and a dedicated home gym to keep you fit year-round. Plus, the cozy den is perfect for a home office or a quiet reading nook. Step outside to your sunny backyard, an ideal spot for summer barbecues, gardening, or simply soaking up the sun. The double attached garage ensures you'll have plenty of space for vehicles and additional storage . If you have been waiting for the perfect bungalow, this is the one. Families will appreciate the close proximity to two highly-rated elementary schools. Annies cafe and The ranch restaurant are within walking distance. Park 96 and the community centre are just a few blocks away and you will have access to a splash park in the summer, skating rink in the winter. There is also a Disc golf course, Tennis and Pickle ball, Playgrounds and many community events. Don't miss out on the chance to make this inviting home...

Recreational, Games room 25.00 Ft x 18.17 Ft

Office 8.67 Ft x 11.58 Ft

Exercise room 10.83 Ft x 16.75 Ft

Furnace 25.83 Ft x 14.67 Ft

Bedroom 14.08 Ft x 12.67 Ft

Den 14.08 Ft x 14.67 Ft

Living room 19.67 Ft x 11.50 Ft

Laundry room 11.58 Ft x 5.33 Ft

Kitchen 12.08 Ft x 16.00 Ft

Dining room 10.17 Ft x 10.25 Ft

Primary Bedroom 16.58 Ft x 11.58 Ft

Bedroom 9.33 Ft x 9.83 Ft

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

Listing Presented By:



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CIR

REALTY

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**4pc Bathroom** Measurements not available

**Foyer** 8.08 Ft x 5.58 Ft

**Living room** 15.25 Ft x 14.67 Ft

**Bedroom** 9.33 Ft x 10.17 Ft

**4pc Bathroom** Measurements not available

**3pc Bathroom** Measurements not available