



14019 Parkland Boulevard Calgary Alberta

\$777,499

**** STUNNING PARKLAND HOME ** PARK AND VALLEY VIEWS ** PRIVATE YARD ** CUSTOM RENOVATION**

**** EXTRA PARKING**** Located in the heart of one of Calgary's most desirable communities. This gorgeous 2-story split features over 3100 SF of living space and sits on a MASSIVE 82' x 117' landscaped homesite with many mature & healthy trees. Inside, this bright, classic executive design features a private living room and a semi-formal, oversized dining room adjacent to the kitchen. The updated kitchen features classic stained maple cabinets and doors, granite countertops, high-end appliances (including a gas cooktop, built-in oven, and overhead exhaust fan), a subway tile backsplash, an undermount stainless steel sink, a central island with a breakfast bar, recessed lighting, and modern plumbing fixtures. The "SUNNY AFTERNOON" computer nook offers views of your private oasis. The backyard features an oversized deck with composite decking, a gas line, a privacy wall, a hot tub area, and flagstone walkways. Additionally, a massive 26x24 heated detached garage with extra parking and gravel pad stalls is located off the rear lane. Check out the 3d Tour, photos, and floor plan. The living room features patio doors that open to the rear deck, a gas brick-faced fireplace, beautiful wood wall panels, and exposed ceiling beams. The front dining room is spacious and large enough for everyone to sit at the table, measuring 20' x 12'! Upstairs, you'll find three nicely sized bedrooms and a bespoke laundry room. The stately primary suite features his and hers closets and a fully renovated 3-piece en-suite bathroom, complete with a luxurious tiled shower and a glass door. The basement is fully finished, featuring modern decor throughout the rec room and dance studio, complete with full-wall mirrors. Extra-large storage room with wall cabinets and secondary utility area with laundry hookups. Ot...

Recreational, Games room 25.67 Ft x 11.08 Ft

Other 14.58 Ft x 9.00 Ft

Storage 16.50 Ft x 12.83 Ft

Furnace 12.75 Ft x 9.75 Ft

Laundry room .00 Ft x .00 Ft

Living room 13.58 Ft x 17.83 Ft

Foyer 7.42 Ft x 4.58 Ft

Other 5.00 Ft x 4.58 Ft

2pc Bathroom Measurements not available

Laundry room 12.75 Ft x 8.33 Ft

Primary Bedroom 15.00 Ft x 12.67 Ft

Bedroom 15.00 Ft x 9.58 Ft

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Listing Presented By:



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Dining room 20.50 Ft x 11.92 Ft

Kitchen 19.67 Ft x 11.83 Ft

Office 6.17 Ft x 5.42 Ft

Bedroom 12.67 Ft x 9.50 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available