



14111 Parkland Boulevard Calgary Alberta

\$754,000

Come explore life in Parkland, where the large trees, spacious lots and unique homes make it a treat to even drive through the neighbourhood! As a former show home back in the day, this unique property offers a larger lot and great curb appeal with concrete stairs, brick work and decks. Perched on top of the valley ridge, it also boasts amazing views of Calgary to the north, right from your own front porch! The two-story layout offers a spacious front foyer in which to welcome your guests, leading into a floorplan that flows nicely from living to dining to kitchen. The kitchen has been updated and offers plenty of cabinets, granite countertops and gas rough-in behind the electric cooktop. The main floor also boasts a second family room with cozy fireplace and large floor-to-ceiling windows that makes it feel like the outdoor space is streaming in. (There are brand new windows purchased and ready for install for these two areas which is a \$10K value!) Four new windows have already been installed in 2022. Four bedrooms upstairs are fantastic for a growing family, with the primary bedroom offering the added convenience of a 2-piece ensuite. Hardwood floors upstairs and on the main are a bonus and new carpet has been installed on the staircases. The basement is mostly finished with laminate flooring and offers three flex areas to suit your needs. This home also has A/C to keep you cool on hot summer days! Outside, the home comes complete with a detached double garage that is insulated and drywalled. An added concrete RV pad still leaves room for an expansive backyard featuring a two-tier rear deck with pergola, plus a firepit area - all perfect for entertaining friends and family. With a school just around the corner plus all that Parkland offers for families, this home is perfect for those looking for charm, space, views, character, and functionality! Be...

Exercise room 9.42 Ft x 29.67 Ft

Office 9.67 Ft x 12.83 Ft

Recreational, Games room 13.25 Ft x 14.08 Ft

Storage 12.75 Ft x 28.00 Ft

2pc Bathroom 5.00 Ft x 4.00 Ft

Breakfast 12.00 Ft x 7.42 Ft

Kitchen 12.00 Ft x 9.33 Ft

Living room 13.08 Ft x 20.42 Ft

2pc Bathroom 4.08 Ft x 4.92 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

Bedroom 9.50 Ft x 12.67 Ft

Bedroom 9.58 Ft x 12.00 Ft

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Dining room 12.00 Ft x 9.08 Ft
Family room 18.00 Ft x 13.50 Ft
Foyer 12.33 Ft x 9.33 Ft

Bedroom 8.17 Ft x 12.75 Ft
Primary Bedroom 12.00 Ft x 12.58 Ft