



# 14228 Park Estates Drive Calgary Alberta

\$1,268,000

Brand New Asphalt Shingles on roof (Installed December 2024) SPECTACULAR FISH CREEK VIEWS from your balcony and nature mere steps away from your front door where you can explore Fish Creek pathway systems while soaking in all the beauty and wildlife. Offering approximately 3,386 SF of developed living space with 3 bedrooms and a large bonus room upstairs (with a spectacular view of Fish Creek Park) this home has been immaculately maintained and awaits your personal touch. You are welcomed with the spacious tiled foyer with smooth transition to the front living room and sweeping Fish Creek views. The kitchen is equipped with timeless white cabinetry, stainless steel appliances and large breakfast bar overlooking the dining area with soaring vaulted ceilings, skylights and access to the expansive patio. A family room with cozy gas fireplace, mud room and powder room complete this level. Upstairs you will find a beautiful large bonus room with a south facing balcony where you can soak in the views. The primary bedroom has an over-sized walk-in closet and 5 piece ensuite with soaker tub, separate shower and dual vanities. Two additional generously scaled bedrooms share a 4 piece bathroom. The basement is finished with a recreation room, den, laundry room and an abundance of storage. Don't overlook the attached TRIPLE garage and central AC for those hot summer days. RV Parking with gate access to the lane. Parkland offers both elementary and Junior High Schools as well as Park 96 - a private gated park exclusive to Parkland residents where you can enjoy ice skating, disc golf, a splash park, pickleball and high-profile music concerts plus more. Fish Creek is also a gateway to Sikome Lake, Annie's for lunch and The Ranch for fine cuisine. Don't miss out on this opportunity to live in one of Calgary's finest communities!! (id:6769)

Primary Bedroom 5.08 M x 4.55 M

Bedroom 3.23 M x 3.41 M

Bedroom 3.41 M x 3.41 M

Bonus Room 4.42 M x 5.87 M

4pc Bathroom .00 M x .00 M

5pc Bathroom .00 M x .00 M

Laundry room 1.98 M x 3.00 M

Living room 8.86 M x 5.28 M

Kitchen 3.18 M x 4.90 M

Dining room 3.48 M x 5.77 M

Family room 5.82 M x 4.09 M

Other 1.55 M x 3.53 M

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

Listing Presented By:



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**RE/MAX Realty Professionals**

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Recreational, Games room 3.94 M x 6.96 M

2pc Bathroom .00 M x .00 M

Office 3.58 M x 3.91 M