

**14547 Parkland Boulevard SE
Calgary, Alberta**

MLS # A2186317



\$749,900

Division:	Parkland		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,234 sq.ft.	Age:	1974 (51 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Rear Drive		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Level, Street Lighting, Paved		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: None

Immaculate 4 level split; all levels developed, huge private treed & landscaped lot, large recently placed decking and oversized garage. Great curb appeal across from Villas therefore near Community Park and Fish Creek. Bright open entrance/foyer to Living Rm and Dining Rm. L/r with floor to ceiling east newer windows, hardwood flooring and vaulted ceiling with exposed beam. Adjacent kitchen with like new maple cabinets, eating area & equipped with appliances. Access to newer deck & large treed private tranquil backyard. Hrwd Stairwell & hall to Upper level with 3 good size bdrms, ample closet space, 4 pc updated kids bathroom and remodelled primary bdrm ensuite with huge shower, ceramic tile surround & floor, neutral carpeting. 3rd level: large Fam. Rm ., modern cozy brick corner Electric fireplace, Bedrm, Laundry Rm & 2pc bathrm, (space for 3pc). 4th Level Rec Rm, Storage Rm, Cold Rm, & Furnace Rm. Fantastic opportunity to do some minimal updates & have a fabulous location, large lot and great home. Note: newer vinyl windows, shingles (8-10 Yrs) & garage siding. Paved Lane. Enjoy Community Park: Skating, splash pool tennis, pickle ball, kids playground & many seasonal community events for all ages to enjoy and take part in. Also a community garden, natural ice for skating and hockey. Close proximity to Deerfoot for quick access to dwntrwn or bus to LRT. Shopping nearby & of course walk to Fish Creek to enjoy the mountain views, endless bike/walking pathways through the valley. Get acquainted with Annie's for quick bite,treat, ice cream Or have lunch/dinner at historic Ranch restaurant or view the art displays depicting the area's history /heritage.