GRASSROOTS REALTY GROUP

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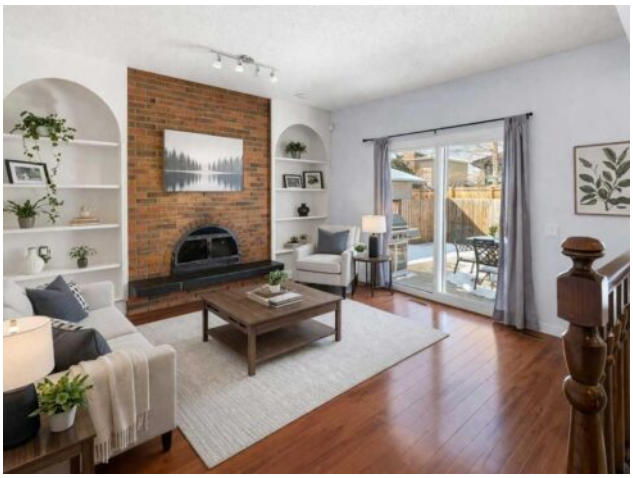
14520 Parkside Drive SE
Calgary, Alberta

MLS # A2316746



$765,000

Division:	Parkland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,463 sq.ft.	**Age:**	1975 (51 yrs old)
Beds:	3	**Baths:**	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Landscaped, Level, T		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bookcases, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: Garage Overhead Heater

Welcome to this beautifully maintained and updated BUNGALOW in the highly sought-after community of PARKLAND, offering over 2700SF of total living space, exceptional curb appeal, and an unbeatable location just a TWO-MINUITE WALK TO FISH CREEK PARK. The main floor features 1,463 sq ft with a functional and family-friendly layout, including three spacious bedrooms, highlighted by a primary suite complete with a renovated 3-piece ensuite. A full 4-piece main bathroom has also been tastefully updated. At the front of the home, you will find a bright and inviting living room and formal dining area ideal for entertaining. The updated kitchen offers modern finishes, ample cabinetry, and large windows overlooking the backyard perfect for keeping an eye on the kids while preparing meals. Just off the kitchen, the cozy family room features a charming wood-burning fireplace and sliding patio doors that lead directly to the backyard deck, creating a seamless indoor-outdoor living experience. The fully developed basement adds an additional 1,378 sq ft and includes a large recreation room, a beautifully updated 4-piece bathroom, and a versatile office/flex room currently used as a fourth bedroom. This level offers excellent additional living space for growing families or guests. Updates include vinyl plank flooring, bathrooms, furnace, and meticulous maintenance throughout, delivering a truly turnkey, move-in-ready home. Step outside to enjoy the spacious backyard featuring a LARGE deck with gas line for your BBQ perfect for summer entertaining. The double detached garage provides ample parking and storage. Families will love being just a short walk from both Prince of Wales and Saint Phillips Elementary schools, as well as the Parkland community hall. Residents also enjoy exclusive access to Park 96, a private park for Parkland homeowners, featuring a splash

pad, tennis courts, disc, golf, playgrounds, skating rinks, picnic areas and more. If you have been dreaming of a home that combines location, lifestyle and lasting value, this Parkland gem truly has it all! Book your private showing today. This is a rare opportunity to own a beautifully updated bungalow in an unbeatable location. Do not miss it!

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