



GRASSROOTS
REALTY GROUP

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260 Parkview Place SE
Calgary, Alberta

MLS # A2318674



\$1,225,000

Division:	Parkland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,404 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Gentle Sloping, Irregular Lot, Landscaped, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, See Remarks, Wood Frame	Zoning:	R-CG
Foundation:	Pillar/Post/Pier, Poured Concrete, See Remarks	Utilities:	-
Features:	Kitchen Island		

Inclusions: Garden Shed, All Window Coverings, Central Vacuum for Garage, Refrigerator/Freezer Unit in Garage, Garage Cabinets.

This home is located on a quiet cul de sac in the highly desirable established community of Parkland just steps to Fish Creek Provincial Park with its unmatched views and amazing pathways. Likewise a very short walk to the gated, resident only Park 96 complete with a clubhouse, skating rinks, disc golf, tennis courts, cookhouse shelters, water themed play area, and more. The property has outstanding street appeal and a unique footprint, all complemented by exceptional quality coupled with meticulous maintenance. Amazing landscaping features a private sheltered front terrace area, and a wonderfully treed private backyard oasis with a large brick tile patio, privacy screening, fire pit, and a large storage shed. Wait until you step inside! You will immediately be impressed with the bright welcoming entry foyer which seamlessly flows to the modern, bright and open great room atmosphere. An appealing designer feature wall, fireplace, amazing custom made kitchen cabinets, kitchen island and high end stainless steel appliances are just some of the features. Engineered wood flooring is throughout the main floor with glistening tile floors in the bathrooms. As you tour the home you will love the primary bedroom with its fabulous ensuite complete with heated floor, and then two other impeccable bedrooms separated by a spacious four piece bathroom. A couple of steps down the back stairway there are two doors, one leading to the fully finished and heated garage and the other to the backyard. The garage is insulated, drywalled, painted, has plentiful lighting and 220 wiring with a separate door from the garage to the backyard as well. Continuing to the basement you will find a large carpeted recreational room, a three piece bathroom and a bright spacious bedroom with a large window for light, ventilation and egress. The laundry room has a counter with sink,

the laundry appliances and a ceramic tile floor. A dedicated storage room is on this level. Homes of this quality simply don't come on the market very often. You need to see it for yourself, don't wait on this one. Be sure to check the virtual tour.