



111 Parkglen Place SE
Calgary, Alberta

MLS # A2323991



\$795,000

Division:	Parkland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,001 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot, Und		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Storage		

Inclusions: Second Fridge, Pool Table and Accessories

Enjoy a setting where 40+ years of pride of ownership have shaped a home that has been lovingly maintained, thoughtfully updated and ready for its next chapter. Tucked away on a quiet cul-de-sac in sought-after Parkland, this move-in ready home combines a family-friendly floor plan with the opportunity to personalize over time, all on a private pie-shaped lot with a southeast backyard. Relax with a morning coffee on the expansive covered front veranda before heading inside where updated luxury vinyl plank flooring and oversized windows fill the living room with natural light. Entertain with ease in the adjacent dining room, creating a welcoming setting for everything from holiday celebrations to casual dinners. Everyday routines feel effortless in the bright kitchen where abundant cabinetry, a peninsula workspace, a large window and an adjoining breakfast nook keep everyone connected while French patio doors extend gatherings onto the back deck. Settle into the inviting family room where wood-beamed ceilings are complemented by a full-height brick wood-burning fireplace with a gas lighter, adding rustic character to the space. Added convenience comes from the combined main floor laundry and powder room. Retreat upstairs to the spacious primary bedroom featuring dual closets and a beautifully updated 3-piece ensuite with an oversized rain shower. Three additional generously sized bedrooms share the well-appointed 4-piece bathroom, creating plenty of space for growing families. Continue downstairs to the fully finished basement where a recreation room invites movie nights, games and family gatherings beside a second fireplace surrounded by warm stone and wood accents. Friendly competitions await around the included pool table while the bar area keeps snacks and refreshments close at hand. Flexibility continues with a 5th bedroom (not

egress window) ideal for guests or a home office, while a separate workshop provides excellent space for woodworking or creative pursuits. Spend summer afternoons barbecuing on the expansive deck overlooking the beautifully landscaped yard where children and pets have plenty of grassy space to play. Underground irrigation in both the front & back yards keeps everything looking its best with minimal effort while an oversized double detached garage & SEPARATE RV PARKING add outstanding everyday functionality. Additional updates include 2 furnaces & the hot water tank in 2018, upper-level windows plus the French door & adjacent deck window in 2019, roof shingles approximately 2011, luxury vinyl plank flooring & carpet approximately 2021, exterior painting in 2024 & upper-level painting in 2026. Walk to schools, neighbourhood parks & exclusive Park 96, the 22-acre residents-only recreation facility with tennis, pickleball, disc golf, skating, a splash park, community events & programs, while nearby Fish Creek Provincial Park adds endless opportunities for year-round outdoor adventure.