



GRASSROOTS
REALTY GROUP

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256 Parkwood Close SE
Calgary, Alberta

MLS # A2340698



\$824,900

Division:	Parkland		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,271 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: NA

PRICE REDUCTION 25K!!! Welcome to 256 Parkwood Close SE, a beautifully maintained and exceptionally clean 4-level split nestled on a quiet street in the highly desirable community of Parkland. Situated on an impressive corner lot of nearly 6,000 sq. ft. and offering over 2,400 sq. ft. of developed living space, this home provides an exceptional combination of space, functionality, and location. The main level features a welcoming living room, dining area, and functional kitchen. Upstairs, you'll find two spacious bedrooms, including a primary retreat with its own ensuite, along with an additional full bathroom and a convenient 2-piece bathroom. The lower level offers even more versatile living space with a generous family room, an additional bedroom, and a 2-piece bathroom—ideal for families or entertaining guests. The fully developed basement is complete with a large recreation room, laundry area, and a brand-new furnace. Additional features include central vacuum, an underground sprinkler system, a water softener, an oversized double garage, and dedicated RV parking. Step outside and enjoy the spacious deck, generous backyard and front yard, with plenty of room to relax and enjoy the outdoors. The home is ideally positioned right next to a neighbourhood park and playground, adding to its family-friendly appeal. Parkland is a well-established and sought-after community known for its mature surroundings, strong sense of community, nearby schools, recreational opportunities, and close to Fish Creek Provincial Park. Residents also enjoy close proximity to Park 96 and are just minutes from shopping, restaurants, coffee shops, and major roadways including Deerfoot Trail. With its generous living space, oversized lot, excellent parking options, and exceptional location, this well-cared-for home presents a wonderful opportunity to own in one of

Calgary’s most desirable southeast communities. Don’t miss your chance to make it yours!