



GRASSROOTS
REALTY GROUP

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316 Parkland Way SE
Calgary, Alberta

MLS # A2350876



\$850,000

Division:	Parkland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,247 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Garag		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden,		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	None		

Picture your Saturday here. The kids cross the street to the Prince of Wales schoolyard. You stay at the kitchen island for a second coffee. The heavy lifting on this home was done in 2005. Walls came down to open the kitchen to the main floor. A walk-in pantry and mudroom went in by the garage door. An addition at the back created a 24-foot bonus room with a taller ceiling. Set it up as a theatre with room for a 98-inch screen, a playroom or an exercise studio. The front room flexes too, as a den, playroom or exercise studio. Upstairs, all four bedrooms share one floor, and the primary has its own custom three-piece ensuite. The basement is a blank canvas with a four-piece bath in place. Finish it on your timeline and build equity. Copper wiring and plumbing, a newer water tank and a newer roof let your budget go straight to finishes. The 7,588 sq ft corner lot adds a big backyard, a cement plank deck, lane access and RV parking. Park 96 hosts community events all year, and Fish Creek Park is minutes away. Floor plans and RMS measurements are in the supplements.