

\$1,299,000 - 14936 Parkland Boulevard Se, Calgary

MLS® #A2171352

\$1,299,000

4 Bedroom, 3.00 Bathroom, 2,306 sqft

Residential on 0.16 Acres

Parkland, Calgary, Alberta

Welcome to PARKLAND RIDGE, where every day feels like a retreat into nature. Perched above the valley, with breathtaking PANORAMIC VIEWS OF FISH CREEK PARK, THE ROCKIES and endless greenery, this home is a rare gem, offering both serenity and convenience.

Imagine starting your day with the warmth of the sun streaming through the LARGE WINDOWS that fill every corner of this meticulously maintained, 3,200 sq ft executive home. As you sip your morning coffee in the shaker-style kitchen, the view from your window captures the beauty of the surrounding nature—rolling hills, majestic mountains, and the soft rustling of trees just outside your door. Step into the living and dining areas, where the neutral palette creates a calm, inviting atmosphere. Whether you're hosting a family dinner or enjoying a quiet night at home, the exquisite hardwood flooring and open, sun-filled spaces provide the perfect setting. The family room becomes a cozy retreat, where you can unwind by the gas fireplace, its soft glow framed by a wall of floor-to-ceiling windows. On warm summer evenings, slide open the doors and step onto the covered veranda, where the sounds of nature and a cool breeze invite you to enjoy dinner al fresco or relax with friends around the barbecue. Upstairs, the massive bonus room becomes a favorite spot to catch a spectacular sunset over the Rockies. Imagine opening the sliding doors to enjoy a glass of wine on the deck,



watching the sky melt into a blend of pinks and oranges as the day comes to an end.

The primary suite is your personal sanctuary. Custom cabinetry provides elegant storage, and the spa-inspired ensuite with heated floors invites you to melt away the stress of the day. Three more generous bedrooms and another bathroom with heated floor ensure everyone in the family has their own space to relax and recharge.

Venture downstairs, and you'll find a spacious family room—perfect for cozy movie nights or turning into a theater room. Ample storage ensures everything has its place, keeping your home neat and organized.

Outdoors, this property continues to impress. The HEATED TRIPLE-CAR GARAGE and additional carport provide space for all your vehicles and toys. The meticulously landscaped backyard offers plenty of space for the kids to play or to host garden parties on sunny afternoons.

This isn't just a home; it's a lifestyle. With Fish Creek Park at your doorstep, you're connected to miles of walking and biking trails, the Bow Valley Ranch Restaurant, and Annie's Café. Family-friendly and community-oriented, Parkland is home to top-rated schools, and Park 96, with its year-round recreation, is just a short walk away. Plus, easy access to Deerfoot Trail makes commuting a breeze.

All of this awaits in a home that's been thoughtfully updated, with a NEW HOT WATER TANK (2023), a new roof (2016), and countless other modern features that ensure peace of mind.

Built in 1977

Essential Information

MLS® #	A2171352
Price	\$1,299,000

Sold Price	\$1,280,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,306
Acres	0.16
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	14936 Parkland Boulevard Se
Subdivision	Parkland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 5B6

Amenities

Amenities	Recreation Facilities, Community Gardens
Parking Spaces	8
Parking	Triple Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Granite Counters, No Smoking Home, Separate Entrance, Storage
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Central Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance, Awning(s)
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Private, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2024
Date Sold	November 18th, 2024
Days on Market	36
Zoning	R-CG
HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
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