

# \$799,900 - 14019 Parkland Boulevard Se, Calgary

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MLS® #A2226013

**\$799,900**

3 Bedroom, 3.00 Bathroom, 2,060 sqft

Residential on 0.17 Acres

Parkland, Calgary, Alberta

**\*\* STUNNING PARKLAND HOME \*\* PARK AND VALLEY VIEWS \*\* PRIVATE YARD \*\* CUSTOM RENOVATION \*\* EXTRA PARKING\*\*** Located in the heart of one of Calgary's most desirable communities. This gorgeous 2-story split features over 3100 SF of living space and sits on a MASSIVE 82' x 117' landscaped homesite with many mature & healthy trees. Inside, this bright, classic executive design features a private living room and a semi-formal, oversized dining room adjacent to the kitchen. The updated kitchen features classic stained maple cabinets and doors, granite countertops, high-end appliances (including a gas cooktop, built-in oven, and overhead exhaust fan), a subway tile backsplash, an undermount stainless steel sink, a central island with a breakfast bar, recessed lighting, and modern plumbing fixtures. The "SUNNY AFTERNOON" computer nook offers views of your private oasis. The backyard features an oversized deck with composite decking, a gas line, a privacy wall, a hot tub area, and flagstone walkways. Additionally, a massive 26x24 heated detached garage with extra parking and gravel pad stalls is located off the rear lane. Check out the 3d Tour, photos, and floor plan. The living room features patio doors that open to the rear deck, a gas brick-faced fireplace, beautiful wood wall panels, and exposed ceiling beams. The front dining room is spacious and large enough for everyone to sit at the table, measuring 20' x 12'! Upstairs,



you'll find three nicely sized bedrooms and a bespoke laundry room. The stately primary suite features his and hers closets and a fully renovated 3-piece en-suite bathroom, complete with a luxurious tiled shower and a glass door. The basement is fully finished, featuring modern decor throughout the rec room and dance studio, complete with full-wall mirrors. Extra-large storage room with wall cabinets and secondary utility area with laundry hookups. Other impressive design, upgrades, and updates include a front entry vestibule, newer vinyl windows and doors, all doors and casings, baseboards and trim, hardwood and slate flooring, light fixtures, two furnaces, electrical switches, Nuvo audio system with speakers and wall plate controls, and much more! Living at its Best with nature, community, and wildlife at your doorsteps. You can take advantage of this sought-after SE corner of the city. Enjoy truly estate living with a quality lifestyle, steps away from first-class golf courses, schools, parks, playgrounds, Fish Creek Park, restaurants, an off-leash dog park, transit, shopping, a Hospital, and quick access to road and highway infrastructure. Call your friendly REALTOR(R) today to book a viewing!

Built in 1974

**Essential Information**

MLS® #	A2226013
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,060
Acres	0.17
Year Built	1974
Type	Residential

Sub-Type	Detached
Style	2 and Half Storey
Status	Active

## Community Information

Address	14019 Parkland Boulevard SE
Subdivision	Parkland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3X5

## Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Detached, Gravel Driveway, Heated Garage
# of Garages	2

## Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Mid Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Courtyard, Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Reverse Pie Shaped Lot, Street Lighting, Yard Lights
Roof	Asphalt Shingle



Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	46
Zoning	R-CG
HOA Fees	200
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Jayman Realty Inc.
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