

**931 Parkwood Drive SE**  
**Calgary, Alberta**

**MLS # A2299763**



**\$899,900**

<b>Division:</b>	Parkland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,255 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shake, Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** Shed, TV bracket above fireplace

Incredible proximity to the incredible Fish Creek AND a gorgeous, renovated bungalow! Parkland is known for its access to nature, community feel, low-density development with wide lots, amenities like Park96 Community Centre Park and a K-6 Public School & Catholic School both in walking distance! This bungalow was lovingly renovated over the past five years by owners with impeccable taste! Opening up the great room to allow for modern-day living has created an inviting and functional space. The living room can fit the most oversized, comfy couch and features a wood-burning fireplace. The dining room has a thoughtful built-in with quartz counters and a stylish light fixture. The wood-and-white kitchen is a showstopper with central island, designer tile work, quartz counters, sink overlooking the backyard, soft-close cabinetry, induction range, fridge w/ ice & water. This is the heart of the home where memories with friends and family are made! With three bedrooms up, this home can easily accommodate a family or a work-from-home setup. The main bathroom includes shower niche, arched mirror, linen closet and earthy colour tones. The primary suite has great closet built-ins, new ceiling fan and 3-piece ensuite with bidet! The lower level has multiple areas to make your own - media area, rec area with fireplace, enclosed den/gym, 4th bedroom (window not to current egress code) and full bath. And now, let's get to the yard! With SW exposure, this yard basks in sun all day - amazing for our long summer nights in Calgary! Fully fenced so it's ready for your kids & pets, newer ground-level patio, oversized rear gate to allow for RV parking and a huge 23'x24' garage that fits a full-sized truck! This quiet street is the perfect place to call home - prepare to fall in love!