

316 Parkland Way SE Calgary, Alberta

MLS # A2341948



\$875,000

Division:	Parkland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,243 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

PARKLAND FAMILY HOME STEPS FROM SCHOOL, PLAYGROUND & FISH CREEK PARK! This spacious 5-bedroom, 3.5-bathroom home offers over 2,200 sqft. above grade and an exceptional location for families, situated on a large corner lot directly across from an elementary school and playground and just minutes from the pathways, parks and natural beauty of Fish Creek Provincial Park. Four bedrooms are conveniently grouped together upstairs, including a generous primary bedroom with ensuite, making this an ideal layout for a growing family. The main floor offers plenty of space to live, gather and entertain, featuring a functional kitchen with solid maple cabinetry, granite countertops, a large central island, newer stainless steel appliances and a walk-in pantry, along with a dedicated dining area, sunny breakfast nook and oversized family room. The layout on the main floor allows many options for usage. One option would be the living room can be used as a playroom, dining room or office and the dining room as a great room. Main-floor laundry and a mudroom add everyday convenience. Recent updates including fresh paint, new carpeting and updated doors give the home a refreshed, move-in-ready feel. The fully finished basement provides a fifth bedroom and flexible space for a recreation room, home office, guests or additional family living. Outside, the large corner lot offers plenty of room for children to play, while the attached double garage and RV parking provide added convenience. What truly sets this home apart is its family-focused location. With a school and playground right across the street, Fish Creek Park nearby, and an established community surrounded by mature trees and green space, many of the places your family will enjoy are close to home. Parkland continues to attract families who value space, community and easy access to

nature and recreation. The previous owners raised their children here from their early years through adulthood. Now, this well-loved family home is ready for its next chapter with another family.