

1015 Parkwood Way SE  
Calgary, Alberta

MLS # A2201501



**\$840,000**

<b>Division:</b>	Parkland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,046 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	1.86 Acres		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Dry Bar, No Animal Home, No Smoking Home, Track Lighting		

**Inclusions:** Outdoor fireplace. Fridge & stove and 2 freezers in basement.

Imagine the possibilities! This classic well-built home is situated in a park like setting in the prestigious community of Parkland. This home is completely original meaning you can make it 100% your own, or keep it as is because it has great bones and has been meticulously cared for. The wood panelling and railings in the front entryway give a fun retro vibe and showcase the home's quality. A large formal living room with an East facing bay window for natural light leads into the formal dining area. Next to that is the kitchen which includes an eat in area complete with another bay window overlooking your lush and mature backyard. The sunken family room is the coziest room in the home with wood panelled walls and a gas fireplace with brick front and built in bookshelves. This level is rounded out by a 2 pc powder room. Upstairs you'll find a total of 4 bedrooms giving you plenty of options for kids, home office and guests. It also provides you with the space to expand the primary bedroom if a renovation is in your plan. The primary has its own 3 pc bath and the other bedrooms share the main 4 pc bath. The basement is fully finished with large recreation area, a wet bar, kitchenette' laundry facilities as well as plenty of storage including a cold room. Some big ticket upgrades have been done including new windows and doors, 2 new furnaces and hot water tank. The mature and beautifully landscaped backyard is one of the best features of this home. The fully fenced yard has tons of mature trees including fruit trees and lilacs as well as plenty of garden areas, a brick outdoor fireplace, storage shed and back alley access. The sloped design gives a park like feel as well as a greater sense of privacy. And don't forget the insulated and drywalled attached 2 car garage. You are going to love living in the well established neighbourhood of Parkland known for

its lush greenery, well-maintained homes and strong sense of community. Enjoy unparalleled access to nature and outdoor activities with Fish Creek Park at your doorstep. You'll also enjoy close proximity to shopping, schools, major roadways and more. Don't miss your chance to call this home!