

**931 Parkwood Drive SE
Calgary, Alberta**

MLS # A2299763



\$899,900

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

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|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Shake, Wood | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | 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!