

107 Parkland Hill SE  
Calgary, Alberta

MLS # A2213310



**\$825,000**

<b>Division:</b>	Parkland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,250 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Separate Entrance, Vinyl Windows		

**Inclusions:** Hot Tub

Welcome to this beautifully updated bungalow in the heart of Parkland, offering over 1,850 square feet of thoughtfully designed living space. Situated on a generous 50x115 foot lot, this 4-bedroom, 3-bathroom home blends modern upgrades with a functional layout that makes it easy to move in and enjoy. The main floor was redesigned to create a flowing, open-concept space featuring a comfy dining area alongside the chef inspired kitchen with stainless steel appliances, a large island, stone countertops, and plenty of cabinet space. The living room is bright and inviting, centered around a gas fireplace framed by timeless brickwork and large windows that flood the space with natural light. The primary bedroom includes his-and-hers closets, a private ensuite bathroom with new granite counter top, and a peaceful view of the west-facing backyard. Two additional bedrooms and another full bathroom complete the main level. The lower level offers a rec room, perfect for movie nights or games, another living area with gas fireplace, a guest bedroom, a third full bathroom along with the laundry room. A 230 sq ft storage room presents a great opportunity to expand your living space even further if desired. Additional upgrades include air conditioning, an updated electrical panel, newer hot water tank(2021) and a new garage roof(2024). Step outside through the separate rear entrance to a private backyard with plenty of room to relax in the hot tub or entertain family and friends access to the insulated oversized double detached garage. Exterior upgrades include Hardy Board siding with stone accents, new windows, soffits, fascia, eavestroughs, and exposed aggregate pathways and patio offers standout curb appeal and longevity. Located just blocks from Fish Creek Park and close to top-rated schools, shopping, and transit, this is a rare opportunity to own a fully renovated

home in one of Calgary&rsquo;s most desirable neighborhoods. Come see it for yourself&mdash;this one won&rsquo;t last!