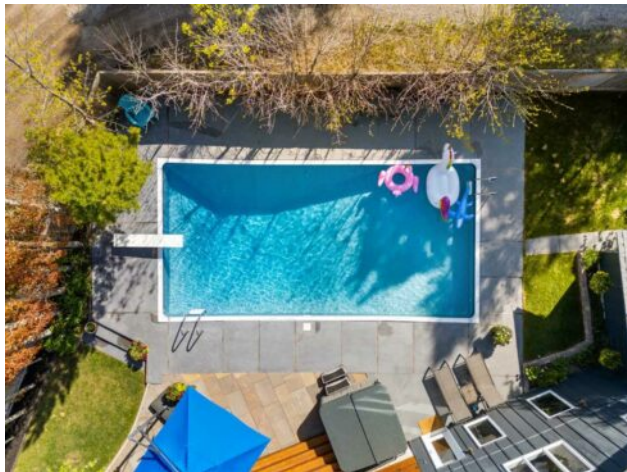


44 Parkvista Place SE  
Calgary, Alberta

MLS # A2220078



**\$1,325,000**

<b>Division:</b>	Parkland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,407 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Jetted Tub, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** Hot Tub, Pool Table

There are homes that simply check the boxes-and then there are homes that awaken something deeper. Welcome to 44 Parkvista Place - Your Backyard Paradise in PARKLAND tucked into a QUIET CUL-DE-SAC and STEPS FROM FISH CREEK PARK! Perfectly positioned on an EXPANSIVE 11,760 sq ft PIE LOT and offering over 4,600 sq ft of show stopping RESORT-STYLE LIVING. With mature trees, manicured landscaping, and timeless curb appeal, this one-of-a-kind BUNGALOW of beautifully finished living space-and a PRIVATE SOUTHWEST BACKYARD RETREAT that feels like a vacation every day. Step inside and you're greeted by a warm, open foyer that flows effortlessly into sun-soaked living areas framed by FLOOR-TO-CEILING WINDOWS and rich HARDWOOD FLOORS. The heart of the home is a bright contemporary inspired kitchen designed for both casual mornings and lively evenings. With sleek white custom cabinetry, quartz counters, professional grade stainless steel appliances including double ovens and a gas cooktop, walk-in pantry, a breakfast peninsula, and picturesque views of the backyard oasis, this is a space that inspires gatherings. The dining area seats up to 14 people - perfect for hosting family and friends. Whether you're unwinding by the fireplace, entertaining guests at the built-in bar, or enjoying quiet moments in the piano room, the thoughtful layout offers flexible spaces that suit every mood and moment, including two separate staircase entry points into the fully developed WALKOUT BASEMENT. The main floor is home to generously sized bedrooms, including a private primary suite retreat with upgraded finishes, tree lined views, a spa inspired 5-piece en-suite and vast walk-in closet, a second bedroom, a 4-piece bathroom, and a large laundry room that could be converted back into a bedroom if needed.

The well designed FULLY FINISHED WALKOUT BASEMENT adds incredible versatility especially for adult children or a comfortable and private mother-in-law or nanny private retreat. A family/gaming room with gas fireplace and custom built-ins, wet bar with quartz countertops, full size refrigerator, three more large bedrooms - each with walk-in closets, two 4-piece bathrooms and ample storage in addition to heated flooring complete this floor. But it's outside, where this home truly shines. Imagine sun drenched afternoons by the 38'x18' in-ground pool, relaxing in the hot tub or enjoying a glass of wine on the stunning limestone patio area followed by evening barbecues on the expansive, multi-tiered deck under the pergola. This fully fenced backyard offers not just space, but an experience, complete with lush landscaping, lounging areas, and ultimate privacy thanks to its tree lined surroundings. Living here means being steps away from Fish Creek Park's endless walking and biking trails, The Bow Valley Ranch, Annie's Cafe, and Park 96, while still enjoying quick access to Deerfoot Trail.