

14319 Parkland Boulevard SE  
Calgary, Alberta

MLS # A2235829



**\$918,800**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Parkland  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey Split  |               |                   |
| <b>Size:</b>     | 1,760 sq.ft.  | <b>Age:</b>   | 1975 (50 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Oversized                                       |               |                   |
| <b>Lot Size:</b> | 0.16 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Lawn, Level, Private, Rectangular Lot |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Cement Fiber Board, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Quartz Counters, Recessed Lighting, Storage, Vinyl Windows |                   |      |

**Inclusions:** N/A

\*\*\*Open House Sunday July 20th, 12PM to 2PM\*\*\* One of Parkland's best! Fully updated, move-in ready, and loaded with thoughtful upgrades inside and out. This bright 4-bedroom, 2.5-bath home with central air conditioning sits on a large, private lot with mature trees, beautifully landscaped gardens, and an oversized 24' x 23' double detached garage. The main floor impresses with open sight lines, large windows, and a stunning renovated kitchen (2022) featuring quartz counters, modern finishes, and new sinks. Cozy up in the family room with the new gas fireplace insert and tiled surround (2024). Major improvements include Hardie board siding (2021) with upgraded insulation for added energy efficiency, energy-efficient windows and doors (2020&ndash;21), updated trim and baseboards (2020&ndash;24), knockdown ceilings (2019), electrical panel upgrade (2022), high-efficiency furnace (2022), new front deck (2022), soffit, fascia, eaves (2021), refinished family room drywall, fresh paint, new carpets, and new deck railings. The home also features updated plumbing shutoffs, laundry cabinetry, quartz counters in bathrooms, and more. Enjoy multiple outdoor living spaces with covered and raised decks overlooking the private backyard, perfect for entertaining or relaxing in your own retreat. Additional features include main floor laundry, a 3-piece ensuite, and a solid, functional floor plan. Located across from a green space and close to Fish Creek Park, Park 96, top schools, and transit. With outstanding curb appeal, exceptional upgrades totaling over \$135,000, and unbeatable privacy, this is the Parkland home you've been waiting for.