Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

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311 parkglen Crescent SE
Calgary, Alberta

MLS # A2352375

$1,225,000

Division:	Parkland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,441 sq.ft.	**Age:**	1975 (51 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Off Street, Triple Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Square Shaped Lot, Street Lighti		

Heating:	In Floor, Fireplace(s), Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

EXTENSIVELY RENOVATED! 4 BED AND 3.5 BATH. OVER 2800 SQFT LIVING SPACE. OVER SIZE TRIPLE DETACHED GARAGE. THIS AMBITIOUS REMODEL BI- LEVEL COMBINS MODERN LOOKS WITH LUXURIOUS FINISHES. ITS LOCATED IN THE DESIRABLE PART OF PARKLAND, CONVENIENTLY LOCATED CLOSE TO SCHOOL,PARKS,SHOPPING AND COLSE TO ALL AMENTIES. RENOVATED FROM STUDS INCLUDE ALL NEW WINDOWS & DOORS, NEW ELECTRICAL WIRING AND PANELS, ALL NEW PLUMBING, NEW HVAC INCLUDING FURNANCE, NEW DRYWALL, NEW INSULATION IN WALLS AND ATTIC. ALL NEW FINSHING, NEW PAINT, NEW TILES, NEW HARDWOOD FLOOR,NEW CARPET, NEW WIDE STAIRS. MAIN FLOOR WELCOMES YOU TO AN OPEN CONCEPT FLOOR PLAN WITH FAMILY ROOM WITH BUILT IN UNIT AND ELECTRIC FIREPLACE, DINNING AREA AND MODERN KITCHEN. IT OFFERS TWO MASTER BEDROOMS AND SEPRATE HALF WASHROOM. ADDITONALLY BIG BUILT IN MUD ROOM. BASEMENT FEATURES WITH TWO BEDROOMS AND A BATHROOM. BIG LAUNDRY SPACE. SPACIOUS LIVING ROOM WITH FIREPLACE AND WET BAR IS PERFECT FOR ALL ENTERTAINMENT NEEDS-THE ELEGENT LED LIGHTING AND WOODWORK ON ALL LEVELS OF THE HOUSE ADDS A UNIQUE TOUCH. HOUSE HAS A NICE FRONT YARD AND BIG BACK YARD , BIG TRIPLE GARAGE AND ALOT MORES.

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