

**211 Parkwood Place SE
Calgary, Alberta**

MLS # A2217728



\$868,000

Division:	Parkland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,285 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Wet Bar, Wired for Sound		
Inclusions:	Fridge x2 Microwavex2 Freezer, Kenetico water softener, Shelves in Garage, Pergola, TV on bracket in Living RoomAppliances: Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Water ConditionerCentral Vacuum/Attachments, Humidifier.		

Perfectly positioned on a lush, manicured lot in a QUIET CUL-DE-SAC, this BUNGALOW blends timeless elegance with modern comfort, offering an inviting lifestyle few homes can match. From the moment you arrive, the home's curb appeal sets the tone—a beautiful EXPOSED AGGREGATE WALKWAY leads to a welcoming brick facade and a covered front entry, creating a grand yet warm first impression. Step inside, and you'll immediately feel it: this is more than a house—it's a home. Thoughtfully renovated over time with traditional character and modern upgrades, this home spans over 2,400 sq. ft. and boasts a fully finished lower level, providing generous space for both quiet retreats and lively gatherings. The finishing touches speak to craftsmanship and care—from RICH HARDWOOD FLOORS and custom tile work to a stunning slate brick fireplace with gas insert and CUSTOM MILLWORK, every corner reflects a dedication to detail. The heart of the home is the custom designed kitchen, tailored for both the seasoned chef and enthusiastic host. Outfitted with stainless steel appliances, granite countertops, island drawers, undercabinet lighting, and even a built-in wine rack, it's a space as functional as it is beautiful. Adjacent, the dining and living areas are bathed in natural light thanks to expansive TRIPLE PANE WINDOWS that look onto the SUN-DRENCHED WEST-FACING BACKYARD - complete with a pergola, patio terrace, and wiring for a hot tub. The primary bedroom offers a private escape, featuring its own 3-piece ensuite with a tiled walk-in shower, while a second and third bedroom round out the main floor, offering flexibility for family or guests. Every bathroom in the home is exquisitely finished with high-end fixtures and elegant tile, reflecting a cohesive design throughout.

Downstairs, the fully finished lower level continues to impress. A media room, recreation space, and wet bar create the ultimate spot for entertaining, while an additional guest bedroom, home office/den, and full 3-piece bath add even more versatility. Outside, a 25' x 25' double detached garage with HIGH CELING and SKYLIGHT offers space for vehicles and storage, completing this exceptional offering. located within walking distance to two Elementary Schools, shopping and restaurants, Fish Creek Park, Annie's Cafe, The Bow Valley Ranche Restaurant, miles of bike paths and Park 96, Parklands private playground which offers tennis, pickleball and basketball courts, Barbecue pits, skating and hockey rinks, disc golf, and a water park, just to name a few! Book your personal showing today.