

\$964,900 - 536 Parkvalley Road Se, Calgary

MLS® #A2200064

\$964,900

4 Bedroom, 3.00 Bathroom, 2,215 sqft
Residential on 0.16 Acres

Parkland, Calgary, Alberta

OPEN HOUSE: Saturday, March 8th | 1-4 PM

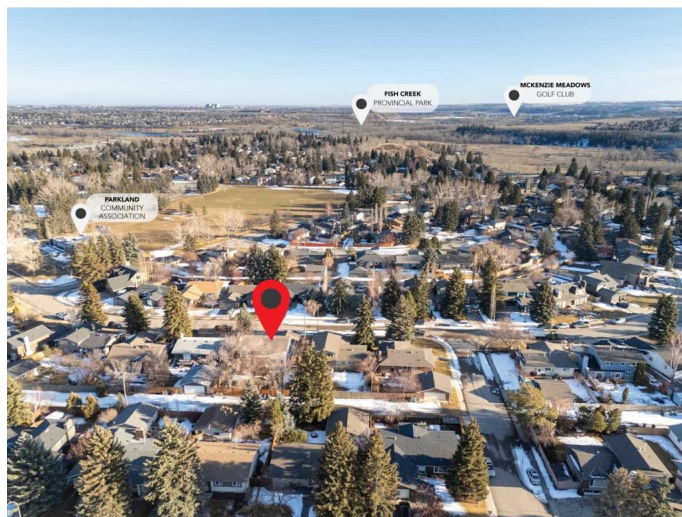
PRISTINE FAMILY HAVEN WITH
LUXURIOUS TOUCHES | 3,300+ SQ FT

Welcome to this immaculate 4-bedroom residence, thoughtfully designed and beautifully maintained for your family to call home. This exceptional property offers over 3,300 square feet of refined living space with premium finishes throughout.

MAIN LEVEL ELEGANCE. Step into refined living spaces featuring gleaming maple hardwood and sophisticated travertine tile. The formal living room flows seamlessly into a generous dining area, perfect for entertaining. The showcase kitchen boasts custom cabinetry with gas cooktop, an island, granite countertops, and a pantry. Unwind in the cozy Family room anchored by a versatile wood/gas fireplace creating the perfect ambiance year-round. **EXCEPTIONAL UPPER LEVEL.**

The rare four-bedroom upper-floor configuration offers extraordinary space for growing families. Enjoy the luxurious master retreat featuring a spa-inspired ensuite with oversized shower and double vanity, plus a generous walk-in closet with abundant storage. Three additional well-proportioned bedrooms complete the upper level, along with a second bathroom featuring a relaxing jetted tub.

VERSATILE FINISHED BASEMENT. The fully developed lower level provides endless possibilities with an open-concept recreation room, dedicated exercise space with a



removable dance floor and ballet bar, huge workshop area, and convenient laundry facilities. OUTDOOR OASIS. Relax in your private backyard retreat featuring mature trees providing natural beauty and shade, an expansive deck perfect for outdoor entertaining, an elegant pergola creating a defined outdoor living space, and rear gate access for trailer/recreational equipment. PRIME LOCATION. Nestled in a sought-after neighborhood just blocks from Fish Creek Provincial Park, minutes to Parkland Community Center, with easy access to schools, shopping and amenities. RECENT UPDATES: Furnace (2023), Refrigerator (2022), Dishwasher (2024), Washer/Dryer (2017), Roof (2012). This estate-quality residence shows 10/10 and awaits your personal tour.

Built in 1975

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2200064 |
| Price | \$964,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,215 |
| Acres | 0.16 |
| Year Built | 1975 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 536 Parkvalley Road Se |
| Subdivision | Parkland |

| | |
|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | t2j4v7 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, See Remarks, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Freezer, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Window Coverings, Gas Range |
| Heating | Forced Air |
| Cooling | Partial |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Playground, Private Yard, Garden |
| Lot Description | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, See Remarks, Close to Clubhouse, Many Trees |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 6th, 2025 |
| Days on Market | 8 |
| Zoning | R-CG |
| HOA Fees | 200 |
| HOA Fees Freq. | ANN |

Listing Details

Listing Office Boutique Real Estate Group Inc.

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