

# \$1,379,000 - 220 Parkvista Crescent Se, Calgary

MLS® #A2201263

**\$1,379,000**

4 Bedroom, 4.00 Bathroom, 2,429 sqft

Residential on 0.18 Acres

Parkland, Calgary, Alberta

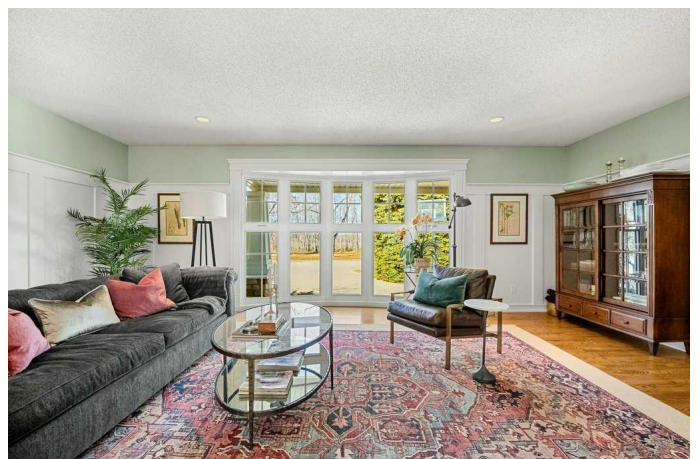
## RARE PARKLAND RIDGE HOME FACING FISH CREEK PARK

Nestled on one of the most coveted streets in Parkland, this remarkable home offers a once-in-a-lifetime opportunity to live directly across from Fish Creek Park. Homes in this location RARELY COME TO MARKET, and it's™ easy to see why.

From the moment you arrive, you'll feel the undeniable charm of this executive two-story home, set against a stunning backdrop of mature trees, lush greenery, and breathtaking park views. With over 3,000sf of beautifully developed living space, this home has been meticulously maintained and thoughtfully updated, blending modern comfort with the serenity of nature.

Step inside to a bright and airy living space, where an oversized picture window floods the home with natural light, creating the perfect spot to sip your morning coffee as you watch the SUNRISE GLOW OVER FISH CREEK PARK.

Beyond the inviting entryway, the spacious living and dining rooms seamlessly transition into a MODERN DREAM KITCHEN, designed to bring people together. This stunning space features professional-grade appliances, marble countertops, and an oversized island with a prep sink and additional seating, making it the heart of the home. Whether you're cooking a family meal or hosting a dinner party, this space was designed for connection



and conversation.

The adjoining family room is a cozy retreat, centered around a grand stone wood-burning fireplace and framed by a custom wall of cabinetry with soft accent lighting. Large sliding glass doors open to a private backyard oasis, where a designer patio with a gas hookup awaits summer barbecues and quiet evenings under the stars.

A dedicated office/den offers the perfect work-from-home setup, while a CUSTOM-DESIGNED MUDROOM AND LAUNDRY ROOM keep everything organized. A stylish two-piece bathroom with marble countertops completes the main level.

Ascend to the upper level, where the primary suite feels like a private retreat. Imagine unwinding by the floor-to-ceiling stone wood-burning fireplace with a gas starter, then stepping into your spa-inspired ensuite, complete with heated flooring and a walk-in shower. Custom-built closet organizers provide ample storage, keeping everything tidy and within reach.

Two generously sized bedrooms offer bright and comfortable spaces for family or guests, while a beautifully designed 4-piece bathroom with double sinks ensures convenience for busy mornings.

The fully finished lower level offers even more space to enjoy. A large family room is perfect for movie nights, while a spacious 4th bedroom with an oversized egress window makes a welcoming guest retreat. A 3-piece bathroom with a walk-in shower and ample storage areas complete this thoughtfully designed space. Living here means being steps away from Fish Creek Park's endless walking and biking trails, The Bow Valley Rancho, Annie's Café, and Park 96, while still enjoying quick access to Deerfoot Trail.

Built in 1976

## Essential Information

MLS® #	A2201263
Price	\$1,379,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,429
Acres	0.18
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

## Community Information

Address	220 Parkvista Crescent Se
Subdivision	Parkland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 4W7

## Amenities

Amenities	Parking, Playground, Recreation Facilities, Clubhouse, Picnic Area, Recreation Room
Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bookcases, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Humidifier, Microwave, Oven, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Warming Drawer
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Starter, Living Room, Wood Burning, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Playground, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Private, Underground Sprinklers, Wooded
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Cedar
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	200
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	2% Realty
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