

FOR SALE



## 207 Parkglen Cres SE, Calgary

*Presented By:*

EST. **TN** 2010

TAMARA  
NELLISSEN  
REALTOR®

**N**

NIKA  
JAGULAKOVA  
REALTOR®

Cell: 403-477-5120

[tamara@tamaranellissen.com](mailto:tamara@tamaranellissen.com)

[www.tamaranellissen.com](http://www.tamaranellissen.com)

**CIR**  
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Prepare to be impressed by this stunning four-bedroom bungalow with a beautifully crafted interior that seamlessly combines contemporary elegance with timeless charm. The spacious layout seamlessly integrates functionality with style. The heart of the home is the sophisticated kitchen, featuring sleek granite countertops, under cabinet lighting and upgraded appliances with a custom hood fan. The front living room is substantial yet cozy, with a gas fireplace and built-in shelving, giving plenty of entertaining room. The primary bedroom includes a large walk-through closet with built-in shelving, a well-appointed 5-piece ensuite with heated floors, dual sinks, and a deep soaker tub. A laundry room has been added to the main level for convenience, can easily be concealed, and creates additional storage space. This home also includes air conditioning, ensuring year-round comfort—a second full bathroom with heated floors and another bedroom complete this level. The basement, developed in 2014, features a large, versatile layout with bright recessed lighting that offers plenty of room for hosting a movie night with the family or engaging in other recreational activities. The rooms on this level are ample in size and boast egress windows, allowing plenty of natural light to filter through; one of the bedrooms is connected to a spacious bathroom with custom tile work through a convenient walk-in closet. Outside, you can explore the beautifully landscaped front patio and garden or host guests in the private backyard, which faces west and includes a spacious composite deck and hot tub. This property offers a low-maintenance landscape, underground sprinklers, beautiful concrete work, and an upgraded stucco and stone exterior completed in 2016, with the roof last replaced in 2018. An opportunity exists to add RV parking off the paved alley into the backyard. For those fond of cars or hobbies, the heated, oversized garage has hot and cold water taps and ample storage and creativity space. Nestled on one of the most coveted streets in the vibrant SE, it creates a lifestyle that is second to none. Discover lots of community while living on the legendary PIG Street in Parkland, where the best block party in Calgary happens, featuring an annual pig roast. Nestled in an area with few rivals, this home offers a rare opportunity to live in tranquility within steps of nature and on the edge of Fish Creek Provincial Park. The vibrant community of Parkland and Park 96 has activities and exclusive concerts in the park, fantastic activities for the family, walking paths, skating, a clubhouse, a splash park, tennis courts, picnic sites and a playground—all within walking distance of Fishcreek Park. Parkland's convenient location is near shops, amenities, schools and Deerfoot Trail. Don't miss out on this exceptional opportunity to own a distinctive property in a prime Parkland location. Schedule a viewing today and experience the essence of refined living.



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CIR REALTY®  
#130, 703 64 Ave SE  
Calgary, AB T2H 2C3





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