



**DJ Golden**  
**REAL ESTATE**

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**227 Parkside Way SE**  
**Calgary, Alberta**

**MLS # A2205123**



**\$999,000**

<b>Division:</b>	Parkland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,310 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Other, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**5 BEDROOMS | 3 BATHROOMS | 2,302 SQ FT DEVELOPED | FULLY RENOVATED BUNGALOW | WEST-FACING BACKYARD | DOUBLE DETACHED GARAGE | SMART HOME LIGHTING** Meticulously renovated down to the studs, this modern bungalow masterpiece offers the perfect blend of luxury, comfort, and functionality. Every detail has been thoughtfully curated—from brand-new electrical wiring and panel, HVAC systems, and a new hot water tank. Brand new windows, and pot lights through the interior and exterior of the property and the revamped deck and exterior paint. With 2,302 square feet of beautifully developed space, including 3 bedrooms on the main level, this home is as spacious as it is stylish. Step inside, and you’re welcomed by a sun-soaked open-concept layout, with oversized windows that bathe the home with natural light. At the heart of the home is a showstopping chef’s kitchen, featuring a massive quartz island with seating, sleek custom cabinetry, EnergyStar stainless steel appliances, and abundant prep and storage space—perfect for everyday living and effortless entertaining. The dining area opens seamlessly to your expansive west-facing deck through a large sliding door, ideal for indoor/outdoor entertaining and enjoying Calgary’s stunning sunsets. Downstairs, the fully developed lower level offers incredible flexibility—a large rec room, dedicated home office area, gym zone, two additional bedrooms, a full bathroom, and a spacious laundry room with custom built-ins and ample storage! This home is equipped with Feit Smart Lighting, allowing you to set the perfect mood right from your smartphone, along with hardwired carbon monoxide detectors for added peace of mind. Outside, the new revamped exterior paint gives the home a fresh, modern look.

You'll also find a brand new, insulated double detached garage with a new overhead door and a large dedicated storage shed for all your extra gear. The west-facing backyard is ideal for BBQs, entertaining, or simply unwinding as the sun sets. Just steps from St. Philip School and a short walk to Prince of Wales School, this home is perfectly situated for families. Residents enjoy access to Park 96, a private park with a splash park, ice skating, pickleball, disc golf, and even live concerts. And don't forget Fish Creek Park, only minutes away, offering over 100KM of trails for hiking, biking, and exploring nature. With easy access to major roadways and shopping at Deer Valley Centre. Please note the homeowner will be refreshing the front lawn with new sod as soon as the new season's supply becomes available. Offering a rare opportunity to own a fully updated bungalow in Parkland!