



GRASSROOTS
REALTY GROUP

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2416 Palliser Drive SW
Calgary, Alberta

MLS # A2265175



\$699,900

Division:	Palliser		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,285 sq.ft.	Age:	1970 (55 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Many T		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Nestled in a prime location fronting green-space, this spacious 5-bedroom 3-full bath home is well built and solid, where the builder was the original owner!! Featuring 1285 sq ft above grade and fully finished with a total of 2433 sq ft of developed living space. Situated on a massive 75 ft x 110 ft corner lot with large concrete patio, greenhouse and mature trees & shrubs for privacy. Oversized 25 ft x 23 ft double garage with long driveway for extra parking & separate RV parking behind the garage if required. Well maintained and super clean with new roof completed in 2009 and brand-new dishwasher. Excellent location close to South Glenmore Park, Glenmore Reservoir, Rockyview General Hospital and a short 3-minute walk to Nellie McClung Elementary School or a 4-minute drive to John Ware Junior High school. This is an exceptional opportunity for a perfect family home!! Don't miss out and come make it your own!!