



2324 Palisade Drive SW
Calgary, Alberta

MLS # A2152423



\$988,000

Division:	Palliser		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,986 sq.ft.	Age:	1968 (56 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Double Gar		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Gazebo, Front Yard		

Heating:	High Efficiency, In Floor, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle, Flat	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Recessed Lighting, See Remarks, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Garden Shed x 2

HUGE LOT - PRIVACY - 5 BEDROOMS & FULLY RENOVATED & TWO GARAGES. Nestled in the prestigious community of Palliser, this exceptional 1,986 sq ft home epitomizes luxury and comfort, offering an array of features designed for discerning homeowners. The main level features a spacious living room. This custom kitchen is a chef's dream, maple cabinets with massive granite island and countertops, tiled backsplash, high-end stainless steel appliances, gas stove, range hood fan, instant hot water tap, built in wine rack. Open onto family dining area with gas fireplace. Two piece bathroom and mudroom back entrance. Hard wood floors, drop down ceiling and pot lighting. Four generously sized bedrooms are located upstairs, including an impressive primary suite with walk-in closet, 3pc ensuite and full 4pc bathroom with heated floors and granite counters. The lower level is a fully developed and designed for entertainment and relaxation. One additional bedroom, office and 3pc bath. Newer windows, roof, high efficiency furnace, tank less hot water, soft water system. Beautifully landscaped with three zone irrigation system covering both the front and back yards, maintaining lush greenery and vibrant gardens. Private backyard setting with stone patio, pergola and new cedar fence. Two double garages, attached and detached heated rear drive. Parking for six or more vehicles. 9,181 sq ft pie shaped lot across from a green space located on a mature cul de sac. Two storage sheds. Close to schools, shopping, transportation, Glenmore Reservoir and all amenities. Spacious and stylish interiors and meticulously landscaped exterior spaces, every detail has been thoughtfully curated to offer comfort, convenience, and luxury. Please see full Virtual Tour