



**3344 Palliser Drive SW
Calgary, Alberta**

MLS # A2152909



\$869,900

Division:	Oakridge		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,679 sq.ft.	Age:	1976 (48 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Detached, Garage Door		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Greenbelt		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Laminate Counters, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: n/a

Panoramic nature views of South Glenmore Park greet you in this spacious residence with over 2400sqft of developed living area. Enhancing the feeling of space around you, the corner property sides onto a greenbelt and a back lane. From the tiled front foyer, you enter into the living room with vaulted ceiling and windows featuring the great panoramic view. Adjacent is the formal dining room with pass-through to the kitchen. The kitchen offers plenty of cabinetry, counter space and a place for a kitchen table set to look out at the view from the kitchen picture windows. There are 5 bedrooms with plenty of closet space, 3 bathrooms, large family bonus room with wood burning fireplace, top mezzanine office/family space, basement office/play area, laundry area, 2 basement storage rooms, a 24x24 insulated separate garage, driveway for ample parking, fenced backyard with Saskatoonberry bushes, and paver patio with inlaid outdoor chess board. Updates include new vinyl plank flooring in living room, dining room and main level hallway, marble shower in master ensuite bathroom, jetted tub in main bathroom, shower added to downstairs bathroom, 6 new windows, new HWT, recent roof maintenance gives roof 5 year written warranty, recent furnace and foundation inspections give written approval of condition, 240V service to sub panel in garage, and garage R14 insulation with plywood inner walls. Easy access to numerous shopping options nearby. The schools for the area offer International Baccalaureate, Science and GATE Programs. Oakridge off-leash dog park pathway is only minutes away on foot. South Glenmore Park with the Weaselhead Natural Area and Glenmore Reservoir offers many walking/biking trails, winter set tracks for cross country skiing, summer spray park in the large playground, sailing centre, and a bike park.