



**2011 Palliser Drive SW
Calgary, Alberta**

MLS # A2154281



\$890,000

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|------------------|--|---------------|-------------------|
| Division: | Palliser | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,129 sq.ft. | Age: | 1967 (57 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Off Street, Single Garage Detached | | |
| Lot Size: | 0.19 Acre | | |
| Lot Feat: | Back Lane, Front Yard, Garden, Irregular Lot, Landscaped, Many Trees, Street | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Siding | Zoning: | R-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows | | |
| Inclusions: | na | | |

A true showstopper! Completely renovated from top to bottom, with almost 2300 feet of living space, this gorgeous four-bedroom home in the coveted Palliser community is sure to capture your heart. Every detail of this professional high-end renovation has been meticulously executed. As you enter, you're welcomed by a bright, open-concept main floor featuring gorgeous hardwood floors, an ultra-luxurious gourmet kitchen with uber high-end "Kitchen Aid Premium" appliance package, and spacious dining and living areas. The main floor also includes the primary bedroom with a beautiful ensuite and a massive walk-in closet, as well as a second bedroom and full bath. But wait until you see the downstairs! It features two more generously sized bedrooms or home office spaces, another full bath, a laundry area, ample storage, a bright and open family or media room, and your own custom home gym complete with gym-grade flooring and floor-to-ceiling mirrors. This is a uniquely huge lot measuring a whopping 48' x 133', and the expansive pie-shaped backyard is a true private oasis with mature trees offering complete privacy, perfect for children, entertaining, or soaking up the sun. Highlights of this extensive renovation include all-new plumbing and electrical systems, a new furnace, hot water tank, Central AC unit, all new windows and doors, custom vanities/built-ins and kitchen cabinetry, foam insulation throughout, a re-insulated attic, a soundproof basement ceiling, Delta plumbing fixtures, West Elm lighting, custom window treatments, and a freshly painted exterior, new fencing, and brand new roof. This prime location near the Glenmore Reservoir, South Glenmore Park, and Glenmore Landing's shops and restaurants offers excellent access to various recreational activities and lifestyle amenities. Enjoy scenic walks, outdoor adventures, or simply relax in the

natural surroundings. For families, the proximity to excellent schools, recreation options, and the great outdoors makes this home an exceptional opportunity.