



**2224 Palliser Drive SW**  
**Calgary, Alberta**

**MLS # A2159772**



**\$775,000**

<b>Division:</b>	Palliser		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,432 sq.ft.	<b>Age:</b>	1969 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Welcome to Palliser, where luxury and comfort meet in this exquisite detached home in a highly sought-after SW community. With over 2,400 sq ft of developed living space, this stunning property features 4 bedrooms, 2.5 bathrooms, and a double detached garage. As you step inside, the main floor greets you with gleaming hardwood floors and an abundance of natural light streaming through large windows. The spacious living and family rooms each offer a cozy fireplace, creating the perfect setting for relaxation. The contemporary kitchen stands out with its pristine white cabinetry, granite countertops, and stainless-steel appliances. The main floor also houses three generously sized bedrooms, including the primary suite, complete with a 2-piece ensuite. The fully finished basement provides additional living space, including a recreational room, a fourth bedroom, and a 4-piece bathroom. Outside, you'll find a beautifully landscaped backyard, a true private oasis. The extensive deck is ideal for entertaining, barbecuing, or simply soaking up the summer sun. For your convenience, in addition to the garage in the back, there's a parking pad in front, providing ample parking for multiple vehicles. This exceptional property is in a prime location, with easy access to schools, parks, playgrounds, restaurants, and shopping, perfectly balancing work and play. Don't miss the opportunity to make this exceptional family home your own. Schedule your private viewing today!