



**2931 Palliser Drive SW  
Calgary, Alberta**

**MLS # A2168432**



**\$890,000**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,418 sq.ft.	<b>Age:</b>	1973 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Many Trees, Secluded		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home		

**Inclusions:** NONE

BRIGHT , CLEAN , OPEN DESIGN , CUSTOM BUILD METICULOUSLY MAINTAINED BY LONG TIME OWNERS. NEWER KITCHEN RENOVATION IS FINISHED IN HARDWOOD , GRANITE COUNTERTOPS , STAINLESS STEEL APPLIANCES , AND TILE WITH SLIDING DOOR ACCESS TO THE BACK PATIO . THE DINING ROOM HAS BEEN EXPANDED TO ACCOMMODATE A SIZEABLE HUTCH AND CHINA CABINET . NEW HARDWOOD FLOORS THROUGHOUT THE MAIN FLOOR. THE UPPER LEVEL HAS THREE GOOD SIZED BEDROOMS , A 4 PIECE BATHROOM , AND LOFT/RETREAT AREA . LOWER DEVELOPMENT WITH WALKUP ACCESS HAS A CONVIENT LAUNDRY/SEWING/ MUD ROOM AND AN INVITING FAMIY ROOM WITH GAS FIREP-LACE , AND CONVENIENT BATHROOM. ADDITIONAL LOWER LEVEL DEVELOPMENT INCLUDES A HUGE REC-ROOM , A THREE PIECE BATHROOM , , A SAUNA, , AND EXTRA STORAGE. WINDOWS,ROOF AND FURNACE HAVE BEEN UPDATED. OUTSIDE THE MASSIVE LOT (45% BIGGER THAN A REGULAR LOT)IS AN IMPRESSIVE RESULT OF HISTORICAL NUTURING AND ATTENTION. BACK YARD OASIS FEATURES RAISE GARDEN BEDS , A RAIN WATER SYSTEM, A GREENHOUSE, A SERENITY FOUNTAIN , AND A SHELTERED QUIET AREA . THERE IS CONVENIENT DRIVEWAY PARKING OUT FRONT IN ADDITION TO THE HEATED DOUBLE GARAGE . THE LOCATION IS A SHORT WALK TO LOUIS REIL SCHOOL , THE OAKRIDGE COMMUNITY ARENA/CENTER , WALKING PATHS , AND SOUTH GLENMORE PARK. ADDITIONAL PHOTOS AND 360'S IN THE LINKS . NOTE : DRONE FOOTAGE IN SUPPLIMENTS