



GRASSROOTS
REALTY GROUP

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2308 Palisade Drive SW
Calgary, Alberta

MLS # A2190474



\$848,888

Division:	Palliser		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,308 sq.ft.	Age:	1968 (57 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Pie Shaped Lot, Private, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Bar, Jetted Tub, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Freezer in basement, fridge in basement

AMAZING OPPORTUNITY! Situated in the highly sought-after Palliser neighborhood, this charming and well maintained bi-level home offers over 1,300 sq ft on the main floor and an additional 1230 sq ft in the fully finished lower level. Located on a quiet cul-de-sac and surrounded by lush greenery, this residence is just minutes from all the amenities you need, including schools, shopping, dining, transportation, and the beautiful Glenmore Reservoir. Set on a unique, oversized lot with a massive, pie-shaped backyard, this property offers the perfect private oasis. The mature trees ensure complete privacy, creating a serene space ideal for children to play, hosting family gatherings, or simply enjoying the outdoors. The beautifully landscaped yard also includes a recently redone deck, perfect for relaxing summer nights. Additionally, the property features an oversized 25 ft long by 23 ft wide detached garage, providing ample space for parking, storage, or a workshop. Pride of ownership shines throughout this home, beginning with the charming curb appeal. An exposed aggregate walkway leads to the front entrance, setting the tone for the rest of the home. Inside, the home features a spacious and bright great room with large windows that flood the space with natural light. The dining area leads to a kitchen with updated laminate flooring, solid wood cabinets with ample cupboard space, and lots of counter space for prepping. The massive primary suite includes a 3 piece ensuite bathroom with a convenient connection to the 3-piece main floor bathroom, which features a shower. A second generously sized bedroom rounds out the main floor. The lower level offers even more space, with a large rec room featuring a cozy fireplace, two additional bedrooms with walk-in closets, and another 3-piece bathroom. A laundry room with plenty of storage space and a utility room

complete this level. For families, the proximity to excellent schools, recreation options, and outdoor spaces makes this home a true gem. Don't miss your chance to see this one, it's sure to capture your heart!