

**3344 PALLISER Drive, Calgary T2V4K7**

MLS® #: **A2114409** Area: **Oakridge** Listing Date: **03/15/24** List Price: **\$889,900**  
 Status: **Active** County: **Calgary** Change: **-\$100, 03-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1976**  
Lot Information  
 Lot Sz Ar: **6,910 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,679**  
 Low Sqft:  
 Ttl Sqft: **1,679**

DOM

**65**  
Layout  
 Beds: **5 (5 )**  
 Baths: **3.0 (3 0)**  
 Style: **4 Level Split**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Corner Lot,Greenbelt,Landscaped,Rectangular Lot,Treed**  
 Park Feat: **220 Volt Wiring,Concrete Driveway,Double Garage Detached,Garage Door Opener,On Street**

Utilities and Features

Roof: **Wood**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Wood Siding**  
 Flooring: **Carpet,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Jetted Tub,Laminate Counters,No Smoking Home,Vaulted Ceiling(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>17`3" x 9`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`2" x 14`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`7" x 11`5"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>17`1" x 13`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`6" x 9`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`4" x 8`11"</b>
<b>Loft</b>	<b>Second</b>	<b>15`0" x 12`7"</b>	<b>Family Room</b>	<b>Third</b>	<b>20`4" x 15`3"</b>
<b>Bedroom</b>	<b>Third</b>	<b>18`3" x 12`5"</b>	<b>Bedroom</b>	<b>Level 4</b>	<b>11`3" x 12`0"</b>

Laundry  
3pc Ensuite bath  
Storage  
Storage

Third  
Second  
Level 4  
Level 4

6`0" x 5`2"  
7`7" x 9`0"  
10`3" x 9`3"  
9`8" x 16`7"

3pc Bathroom  
4pc Bathroom  
Office

Third  
Second  
Level 4

5`11" x 5`1"  
4`11" x 9`1"  
11`10" x 14`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7410632**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Fantastic panoramic views of South Glenmore Park from this meticulously maintained five-level split residence with over 2400 square feet of developed living space that also sides onto a greenbelt. As you approach the home, there is mature landscaping framed by several majestic trees. Outback, a paver patio is surrounded by lush greenery, providing the perfect spot for enjoying those warm summer evenings. Stepping inside, you're welcomed into a spacious living room adorned with a vaulted ceiling. The north side of the house boasts numerous windows, allowing natural light to stream in and illuminate the space, while offering panoramic views of the surrounding greenery. A highlight of the living space is the bonus room mezzanine, overlooking the living room, providing a versatile flex-room. This unique feature adds interest and further enhances the sense of spaciousness within the home. Adjacent to the living room, a formal dining area awaits. The well-appointed kitchen offers plenty of cabinetry, counter space and a place for a kitchen table set. The house boasts five bedrooms, each offering its own sanctuary of comfort and privacy. The primary bedroom, in particular, stands out for its grand size, boasting an ensuite bathroom and ample closet spaces. On the lower level, there is a very spacious family room, complete with a brick wood-burning fireplace and lots of room for a large sectional and home theatre. Plenty of storage areas throughout the house ensure that organization is effortless and clutter-free. A 24x24 garage and a spacious driveway offer ample parking. The schools nearby offer the International Baccalaureate and G.A.T.E programs. As well, views of the waters of Glenmore Reservoir can be seen from the balconies.**

Inclusions:  
Property Listed By:

n/a  
**CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















