



THE
A-TEAM

**RE/MAX
FIRST**

9816 PALISTONE Road, Calgary T2V3V9

MLS® #: **A2118419**

Area: **Palliser**

Listing Date: **03/28/24**

List Price: **\$799,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1969**

Lot Information

Lot Sz Ar: **639 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,276**
Low Sqft:
Ttl Sqft: **1,276**

DOM

52
Layout
Beds: **5 (2 3)**
Baths: **3.5 (3 1)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,City Lot**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Central Air Conditioner,Dishwasher,Microwave,Range Hood,Refrigerator,Water Purifier**
Int Feat: **Breakfast Bar**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 4`6"
Walk-In Closet	Main	8`1" x 8`11"
Bedroom	Main	11`5" x 8`1"
Living Room	Main	14`3" x 18`6"
Bedroom	Basement	10`6" x 10`9"
Game Room	Basement	14`6" x 14`6"
Laundry	Basement	5`8" x 10`9"

Room	Level	Dimensions
Bedroom - Primary	Main	11`11" x 14`10"
5pc Ensuite bath	Main	10`0" x 11`4"
Kitchen With Eating Area	Main	11`8" x 17`9"
Bedroom	Basement	10`5" x 10`7"
4pc Bathroom	Basement	4`11" x 7`7"
4pc Bathroom	Basement	4`11" x 10`9"
Furnace/Utility Room	Basement	6`7" x 15`1"

Bedroom	Basement	12`10" x 11`5"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:		Zoning: R-CG	
	5600JK		Remarks
Pub Rmks:	Nestled in the sought-after and established community of Palliser, this detached house offers an inviting retreat for families looking for comfort, space, and modern elegance. As you step inside, you'll be greeted by a cozy front living room, complete with a gas/wood fireplace that provides the perfect setting for a quiet winter evening in. The adjacent dining space is ideal for hosting friends and family. The recently renovated kitchen boasts quartz countertops, custom cabinetry with soft close, stainless steel appliances and subway tile backsplash. This kitchen is a chef's dream, combining style and functionality. The primary bedroom location on the main floor offers an opportunity for a sanctuary with privacy for parents and the opportunity to age in place. It features a big walkthrough closet and a luxurious 5-piece ensuite with a double vanity. The main floor also includes second bedroom and convenient 2-piece bathroom. The lower level of this home is generously sized and includes 3 bedrooms, 2 four-piece bathrooms, laundry and a recreational room/playroom, perfect for children's activities and entertainment. This SEPARATE SIDE ENTRY ensures a convenient access to the lower level. The exterior of the property features new decks, detached garage with electric car charging point - providing secure parking and storage, as well as a spacious backyard that's perfect for outdoor enjoyment and relaxation. Some highlights include fully renovated interiors, central air conditioning, water filtration system, new on-demand hot water tank and roof replaced about 5 years back. This house has incredible walkability to a variety of schools, parks and playgrounds. Don't miss out on this stunning property, book your viewing today!		
Inclusions: Property Listed By:	NA URBAN-REALTY.ca		

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









