



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3344 PALLISER Drive, Calgary T2V4K7**

MLS® #: **A2152909**

Area: **Oakridge**

Listing Date: **07/26/24**

List Price: **\$869,900**

Status: **Active**

County: **Calgary**

Change: **-\$7k, 12-Aug**

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

**52**

Layout

Beds: **5 (5 )**

Baths: **3.0 (3 0)**

Style: **5 Level Split**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Backs on to Park/Green Space,Corner Lot,Greenbelt,Landscaped,Rectangular Lot,Treed  
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:

**Panoramic nature views of South Glenmore Park greet you in this spacious residence with over 2400sqft of developed living area. Enhancing the feeling of space around you, the corner property sides onto a greenbelt and a back lane. From the tiled front foyer, you enter into the living room with vaulted ceiling and windows featuring the great panoramic view. Adjacent is the formal dining room with pass-through to the kitchen. The kitchen offers plenty of cabinetry, counter space and a place for a kitchen table set to look out at the view from the kitchen picture windows. There are 5 bedrooms with plenty of closet space, 3 bathrooms, large family bonus room with wood burning fireplace, top mezzanine office/family space, basement office/play area, laundry area, 2 basement storage rooms, a 24x24 insulated separate garage, driveway for ample parking, fenced backyard with Saskatoonberry bushes, and paver patio with inlaid outdoor chess board. Updates include new vinyl plank flooring in living room, dining room and main level hallway, marble shower in master ensuite bathroom, jetted tub in main bathroom, shower added to downstairs bathroom, 6 new windows, new HWT, recent roof maintenance gives roof 5 year written warranty, recent furnace and foundation inspections give written approval of condition, 240V service to sub panel in garage, and garage R14 insulation with plywood inner walls. Easy access to numerous shopping options nearby. The schools for the area offer International Baccalaureate, Science and GATE Programs. Oakridge off-leash dog park pathway is only minutes away on foot. South Glenmore Park with the Weaselhead Natural Area and Glenmore Reservoir offers many walking/biking trails, winter set tracks for cross country skiing, summer spray park in the large playground, sailing centre, and a bike park.**

Inclusions:  
Property Listed By:

n/a  
CIR Realty

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