



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3315 PALLISER Drive, Calgary T2V 4W9**

MLS®#: **A2162465**

Area: **Oakridge**

Listing Date: **09/04/24**

List Price: **\$825,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1979**

Finished Floor Area

Abv Sqft: **1,907**  
Low Sqft:  
Ttl Sqft: **1,907**

Lot Information

Lot Sz Ar: **7,685 sqft**  
Lot Shape:

DOM

**14**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Many Trees,Rectangular Lot,Treed**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Metal**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Garden,Private Yard,Rain Gutters**

Construction: **Brick,Cedar**  
Flooring: **Carpet,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**  
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Skylight(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`10" x 16`0"
Kitchen	Main	11`1" x 14`8"
Den	Main	8`2" x 10`7"
Bedroom	Main	9`7" x 12`11"
2pc Bathroom	Main	
3pc Bathroom	Main	

Room	Level	Dimensions
Dining Room	Main	9`8" x 10`9"
Family Room	Main	19`2" x 12`0"
Bedroom - Primary	Main	13`3" x 15`4"
Bedroom	Main	8`10" x 9`5"
5pc Ensuite bath	Main	
Bedroom	Main	8`2" x 10`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7811049**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **This expansive bungalow is set on a sprawling 68x110' mature lot with a sunny west-facing backyard, and is just a short walk from South Glenmore Park, the reservoir pathway system, excellent schools, parks, and various recreational amenities. You'll also enjoy convenient access to shopping, including Costco and the newly developed Taza area, as well as the SW ring road. Well maintained with numerous high quality updates over the past 15 years including 50-year roof shingles, soffit and fascia, triple-pane windows and doors, two high-efficiency furnaces, a new hot water tank, R-50 attic insulation, Toto toilets throughout, a built-in wall oven, Steel Craft overhead garage door, composite front porch, exterior paint, and more! The excellent layout includes a spacious living room overlooking the backyard, an adjacent dining room with a large sliding door opening to a BC Red Cedar deck, and a beautifully updated kitchen featuring Birdseye maple cabinets, granite countertops, and a gas range that will be appreciated by the chef in your family! Step down into the vaulted family room which features wainscot paneling, two skylights, and a cozy gas fireplace. There are four bedrooms including a generous primary suite with dual closets and a 5-piece ensuite bathroom offering double sinks & a relaxing soaker tub. The other three bedrooms have easy access to the renovated 3-piece main bathroom which includes a stunning marble shower, and there's a convenient 2-piece guest bathroom as well. Completing the package is a convenient main-level laundry and a fully finished double garage with direct house access. The undeveloped lower level offers a blank canvas for future customization and development.**

Inclusions: **TV wall mount, built in speakers, bbq.**  
Property Listed By: **The Home Hunters Real Estate Group Ltd.**

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









