



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**9415 PALISWOOD Way, Calgary T2V 3R1**

MLS®#: **A2172670**

Area: **Palliser**

Listing Date: **10/16/24**

List Price: **\$849,900**

Status: **Pending**

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: **8,503 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,195**  
Low Sqft:  
Ttl Sqft: **2,195**

DOM

**6**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Back Yard,Gazebo,Front Yard,Lawn,Garden,Reverse Pie Shaped Lot,Landscaped,Private**  
Park Feat: **Double Garage Attached,Garage Faces Front,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Barbecue,Garden,Private Yard,Storage**

Construction: **Brick,Wood Siding**  
Flooring: **Ceramic Tile,Hardwood,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Microwave,Refrigerator,Washer**  
Int Feat: **Bar,Central Vacuum,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`3" x 14`11"
Kitchen	Main	11`1" x 8`2"
Breakfast Nook	Main	7`7" x 6`2"
Laundry	Main	10`10" x 8`9"
Bedroom - Primary	Second	24`5" x 12`0"
Bedroom	Second	11`2" x 10`11"
4pc Bathroom	Second	9`8" x 4`11"

Room	Level	Dimensions
Sunroom/Solarium	Main	16`4" x 4`6"
Dining Room	Main	15`4" x 9`11"
Family Room	Main	19`3" x 12`3"
2pc Bathroom	Main	5`9" x 5`4"
5pc Ensuite bath	Second	13`11" x 6`0"
Bedroom	Second	13`11" x 10`11"
Game Room	Lower	30`0" x 11`2"

**Bedroom** Lower 12`10" x 9`1"  
**Storage** Lower 18`2" x 5`0"  
**3pc Bathroom** Lower 7`11" x 6`0"

**Bedroom** Lower 13`2" x 9`1"  
**Workshop** Lower 8`8" x 5`7"  
**Furnace/Utility Room** Lower 7`5" x 6`9"  
Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** R-CG  
Legal Desc: 6073JK

Remarks

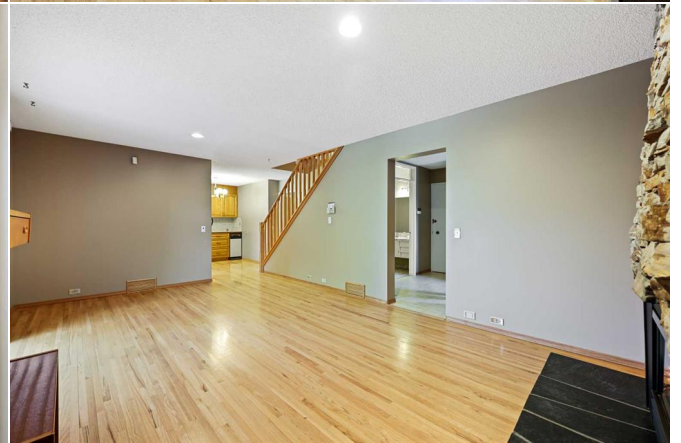
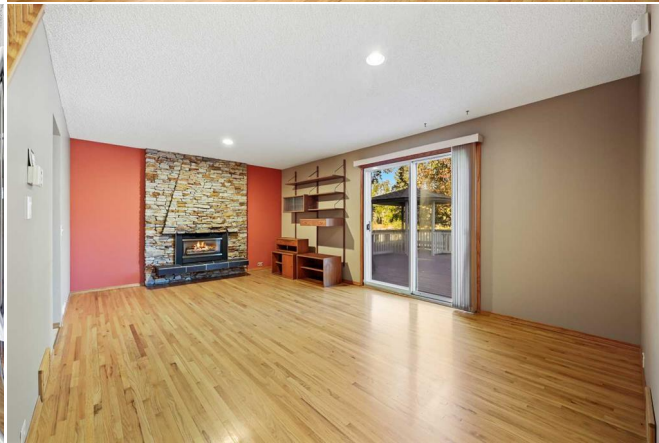
Pub Rmks: **\*OPEN HOUSE CANCELLED\*** Welcome to this charming and well-maintained 2-story split in the sought-after, family-friendly community of Palliser. Situated on an amazing oversized reverse pie lot, this spacious home offers a total of 5 bedrooms and 3.5 bathrooms, perfect for families of all sizes. Thoughtfully updated with newer windows and roof, this home exudes both warmth and character. Step inside to a bright and inviting living room, enhanced by a sunroom that fills the main level with natural light. The main floor's layout features multiple living areas, creating a seamless flow for daily life and entertaining. The kitchen provides ample room for meal preparation and gatherings, complemented by abundant storage and a picturesque bay window overlooking the rear deck. A convenient 2-piece bathroom, laundry room, and mudroom complete the main level. Upstairs, discover three bedrooms, including a king-size primary suite with a 5-piece ensuite and a 4-piece family bath. The primary bedroom could easily be converted back to its original layout to add a 4th bedroom. The lower level expands your living space with two large bedrooms, bright windows, and a 3-piece bathroom with a walk-in shower, offering versatile options for recreation or guest accommodations. Step outside to an expansive backyard, one of the home's standout features. It boasts an oversized deck that is ideal for outdoor dining and entertaining, and well-kept gardens. The double attached front garage offers ample room for parking and storage, catering to the needs of busy families and hobbyists alike. An additional fenced-in parking pad with alley access provides the perfect space for a camper or extra storage. Nestled on a quiet, tree-lined street in Palliser, this home is conveniently located near top-rated schools, the Glenmore Reservoir's scenic pathways, Glenmore Landing, Heritage Park, and Southland Leisure Centre. With quick access to major transportation routes, this property truly has it all. Don't miss the opportunity to make this beautiful home your own!

Inclusions: Trash compactor (as is). Shed, barbeque, outdoor table on the rear deck, wall shelving units in family room, lawn mower.  
Property Listed By: RE/MAX House of Real Estate

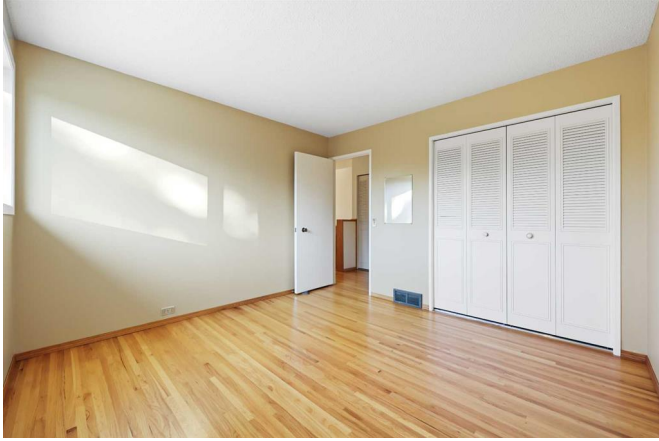
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



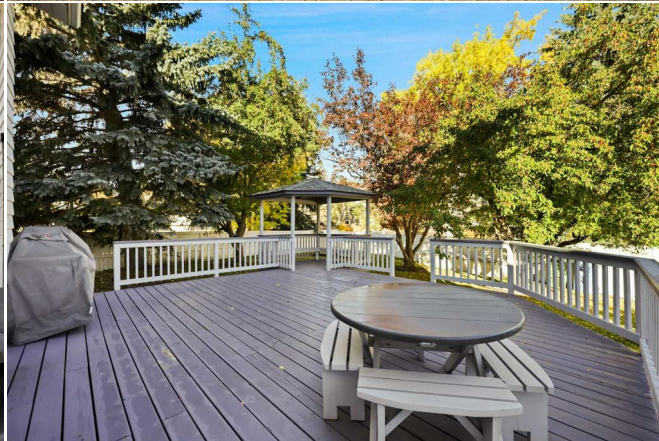
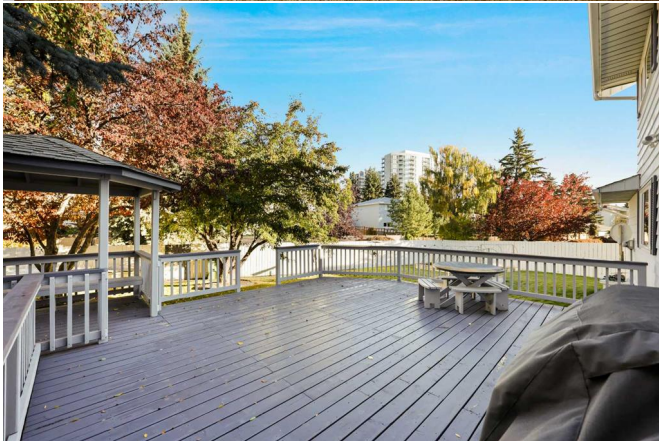
















**9415 PALISWOOD WAY SW**  
SUN VALLEY, IDAHO 83403  
BASE LEVEL (ASL) - 5177.00 S.F./11,183.00 S.F.  
UPPER LEVEL (ASL) - 5177.00 S.F./11,183.00 S.F.  
TOTAL ABOVE GRADE AREA (ASL) - 10356.00 S.F./22,366.00 S.F.  
BASEMENT DEVELOPED AREA (ASL) - 961.68 S.F./20,711.00 S.F.  
TOTAL AREA - 10356.00 S.F./22,366.00 S.F.

