



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2015 PALISPRIOR Road, Calgary T2V 3P2**

MLS® #: **A2177143**

Area: **Palliser**

Listing Date: **11/04/24**

List Price: **\$850,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1967**  
Lot Information  
Lot Sz Ar: **7,028 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,244**  
Low Sqft:  
Ttl Sqft: **1,244**

DOM

**17**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Lawn,Garden,Landscaped,Street Lighting,Rectangular Lot**  
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Garden,Lighting,Misting System,Private Yard**

Construction: **Stucco**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Water Softener**  
Int Feat: **Kitchen Island,Pantry,Quartz Counters,Skylight(s),Stone Counters,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`10" x 13`5"
Kitchen	Main	13`5" x 12`5"
3pc Ensuite bath	Upper	
Bedroom	Upper	11`0" x 9`1"
Family Room	Lower	20`9" x 12`7"
2pc Bathroom	Lower	0`0" x 0`0"
Flex Space	Basement	11`6" x 8`4"

Room	Level	Dimensions
Dining Room	Main	12`5" x 8`6"
Bedroom - Primary	Upper	13`5" x 10`7"
Bedroom	Upper	10`0" x 9`3"
4pc Bathroom	Upper	
Den	Lower	12`9" x 10`5"
Bedroom	Basement	12`8" x 8`11"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**4830JK**

Remarks

Pub Rmks: **Experience modern elegance and ultimate comfort in this beautifully updated 4-level split home. Step inside and enjoy the stunning hardwood floors on the main level. From the entrance, walk into the spacious living area with a cozy wood-burning fireplace and an elegant dining space. The newly renovated kitchen is a chef's dream. It has stainless steel appliances. They include an induction range, a microwave hood fan, a fridge, and a dishwasher. This kitchen has quartz countertops, an island, and a pantry. They add style and practicality. The island provides extra storage and prep space. The outdoor space is a true oasis. It has a sprawling Batu wood deck and inviting covered pergolas. They're perfect for hosting gatherings or relaxing. The primary bedroom upstairs has a luxury ensuite. It has a tiled shower with dual shower heads and body sprays. The upper level has two additional bedrooms and a beautifully appointed 4-piece bath. The bathroom features quartz counters and a skylight. The lower level has a spacious rec room with an electric fireplace, a half bath, and a versatile den. The basement has a dedicated office with built-in cabinets. There is an additional bedroom, a storage room, and a laundry area. For added convenience, the oversized double garage is insulated and heated. It has a 60 Amp circuit and 50 Amp breaker, ready for your future hot tub. Recent upgrades include new carpet on the upper level, a new furnace, air conditioning, and fresh paint inside and out. This home is in a friendly, established neighbourhood. Location is everything. You are close to top schools, Glenmore Park, Fish Creek Park, bike paths, off-leash dog parks, local shops, restaurants, and the Southland Leisure Centre. Don't miss out on this exceptional home—schedule your viewing today!**

Inclusions:  
Property Listed By: **induction range, 2 deep freezes in basement, refrigerator in basement  
eXp Realty**

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



















