



THE
A-TEAM

**RE/MAX
FIRST**

2316 PALISADE Drive, Calgary T2V 3V1

MLS®#: **A2177271**

Area: **Palliser**

Listing Date: **11/07/24**

List Price: **\$1,199,999**

Status: **Pending**

County: **Calgary**

Change: **-\$800k, 07-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1968**

Finished Floor Area
Abv Sqft: **2,661**
Low Sqft:
Ttl Sqft: **2,661**

Lot Information

Lot Sz Ar: **7,147 sqft**
Lot Shape:

DOM

5
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Electric,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Cement Fiber Board,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,See Remarks,Soaking Tub,Storage,Tankless Hot Water**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	5`7" x 10`7"
Kitchen	Main	10`8" x 10`11"
Sunroom/Solarium	Main	19`3" x 11`6"
Laundry	Main	6`8" x 5`5"
Hall	Main	7`8" x 16`5"
Walk-In Closet	Upper	11`5" x 12`0"

Room	Level	Dimensions
Living Room	Main	20`8" x 14`1"
Dining Room	Main	16`10" x 11`7"
2pc Bathroom	Main	6`4" x 4`4"
Hall	Main	9`6" x 16`8"
Bedroom - Primary	Upper	10`4" x 13`1"
5pc Ensuite bath	Upper	11`3" x 11`9"

Bedroom Upper 10`6" x 9`7"
Bedroom Upper 10`5" x 14`8"
Family Room Upper 10`10" x 15`2"
Hall Upper 3`7" x 4`9"
Bedroom Basement 11`5" x 13`2"
Game Room Basement 37`6" x 14`9"

Bedroom Upper 13`8" x 9`7"
Office Upper 10`5" x 10`0"
Hall Upper 16`2" x 3`5"
3pc Bathroom Upper 4`6" x 8`3"
3pc Bathroom Basement 5`6" x 9`3"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-CG
 Legal Desc: 5600JK

Remarks

Pub Rmks: **Welcome to this exquisite, custom-built, 5 bedroom residence nestled in the coveted community of Palliser. This stunning 2-storey home boasts over 3,500 SQ FT. of sophisticated living space. Upon entering, you'll immediately be impressed by the 8" Skaha engineered hardwood floors that flow seamlessly throughout the main level. The spacious, open-concept layout is ideal for both entertaining and family life. The gourmet kitchen is a chef's paradise, featuring a large center island, sleek walnut cabinetry, and top-of-the-line stainless steel appliances, including a built-in Liebherr side-by-side fridge and freezer, Fulgor Milano gas range, and an under-counter Miele built-in microwave. The kitchen is open to the bright and airy Living room, where large windows allow natural light to flood the space along with a cozy gas fireplace creating a warm and inviting atmosphere. The Large, formal dining room is perfect for hosting guests, while the sun-drenched sunroom, equipped with heated floors & forced air, offers an ideal space to relax year-round or what ever the heart desires. A well-appointed mudroom connects to a Massive 3 car garage and also features a convenient laundry area & an additional bathroom on the main level. Upstairs, you'll find a spacious family bonus room—ideal for movie nights or casual gatherings. The upper level also houses 4 generously sized bedrooms, including the expansive primary suite. This private retreat features a cozy sitting area with custom built-in cabinets & bright window The lavish 5-piece ensuite includes a walk-in shower, double vanity, a deep soaking tub, and heated towel warmers for added luxury. An additional full bathroom and a dedicated office space complete the upper level. The fully finished basement offers more living space with an additional bedroom, a stylish bathroom, and a large recreation room, perfect for a home theater, gym, or playroom. With ample storage and room for flexible use, the basement truly expands the living potential of this already expansive home. Key improvements include new insulation in the walls and ceiling, a durable Hardie board exterior with insulated foam board underneath, new shingles, new drywall, and a new electrical panel, new wiring and new plumbing. The exterior features a low-maintenance yard with well-kept front and rear landscaping, a new back fence, and solar window shades that provide both energy efficiency and privacy. Situated in the highly sought-after Palliser community, this home is just minutes from a wide array of amenities, including shopping, schools, restaurants, and more. The peaceful neighborhood offers the perfect balance of suburban tranquility with easy access to everything you need. Don't miss your chance to see this one today. You won't be disappointed.**

Inclusions: Dishwasher, Dryer, Gas Range, Built-in microwave, Refrigerator, Washer, Window Coverings, built-in vacuum and attachments, additional refrigerator/freezer in basement, garage door opener x 2 remotes
 Property Listed By: RE/MAX Landan Real Estate

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











