



## 2031 Palermo Way Calgary Alberta

\$839,000

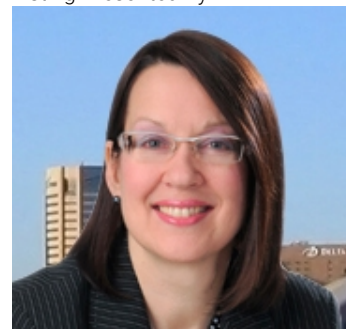
This Immaculate and well cared for Executive 2ST in the 'VILLAS AT WEST PARK,' is nestled in a PARKLIKE, PRIVATE SETTING AND STEPS away from the GLENMORE RESERVOIR, Glenmore Landing Shopping Mall, JCC and Rockyview hospital! ITS EASY TO SEE WHY THIS MANUCURED COMPLEX IS ON EVERYONE'S WISH LIST! With 3 Bedrooms (2+1), 3.5 baths (2 ensuites), DOUBLE ATTACHED garage w/ epoxy floors, fully finished basement, and it backs SW into a large private TREED courtyard. Almost 3200ft2 of developed space. HARDWOOD FLOORING throughout main floor (except vaulted foyer). Bright & Open Island kitchen with granite countertops, built in desk and breakfast nook. Formal Living Room & Dining Room with upper glass windows for natural light. Cozy Family Room with built-in shelving, several SW windows, rock fireplace and mantle. Open & bright island kitchen with granite countertops and eating area. Spacious Primary bedroom upstairs has walk-in closet & 6pc ensuite (soaker tub, his/her sinks, WC & steam shower). 2nd bedroom up has 4pc ensuite. SXS laundry room up. Fabulous office/2nd family room upstairs has a wall of windows backing pine trees for privacy and is open to the foyer below. Basement has large games room, 3rd bedroom, media room and 4pc bath. Plenty of storage in the utility room, cedar closet & wine/cold room. Spacious and organized double garage has epoxy flooring, built-in Workbench and tool racks (all can stay) with several tools. Minutes to the ringroad. NO AGE RESTRICTIONS. Pets allowed with board approval (see agent remarks). Proactive condo board (ALL POLY B remediated years ago, concrete driveways ALL just redone). YES - this home has air conditioning! (id:6769)

Bedroom 14.50 Ft x 11.08 Ft  
4pc Bathroom 7.67 Ft x 4.92 Ft  
Laundry room 6.17 Ft x 5.58 Ft  
Office 15.75 Ft x 12.58 Ft  
Primary Bedroom 20.42 Ft x 15.00 Ft  
Other 8.42 Ft x 8.25 Ft  
6pc Bathroom 12.50 Ft x 11.58 Ft

Media 13.08 Ft x 12.08 Ft  
Storage 7.08 Ft x 6.08 Ft  
Furnace 21.33 Ft x 10.00 Ft  
Wine Cellar 4.75 Ft x 4.25 Ft  
Living room 13.00 Ft x 13.42 Ft  
Dining room 11.67 Ft x 10.50 Ft  
Other 22.50 Ft x 11.92 Ft

a

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<http://www.calgaryproperties.com/>

**RE/MAX**  
RE/MAX REAL ESTATE  
(CENTRAL)

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

3pc Bathroom 9.25 Ft x 5.42 Ft

Family room 15.08 Ft x 11.75 Ft

Bedroom 10.83 Ft x 10.67 Ft

2pc Bathroom 7.75 Ft x 4.92 Ft

Recreational, Games room 17.92 Ft x 14.92 Ft