



## 2316 Palisade Drive Calgary Alberta

\$1,199,999

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 theat...

Bedroom 11.42 Ft x 13.17 Ft

3pc Bathroom 5.50 Ft x 9.25 Ft

Recreational, Games room 37.50 Ft x 14.75 Ft

Foyer 5.58 Ft x 10.58 Ft

Living room 20.67 Ft x 14.08 Ft

Kitchen 10.67 Ft x 10.92 Ft

Hall 9.50 Ft x 16.67 Ft

Hall 7.67 Ft x 16.42 Ft

Primary Bedroom 10.33 Ft x 13.08 Ft

Other 11.42 Ft x 12.00 Ft

5pc Bathroom 11.25 Ft x 11.75 Ft

Bedroom 10.50 Ft x 9.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX Landan Real Estate

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

**RE/MAX**<sup>®</sup>

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

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

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

Dining room 16.83 Ft x 11.58 Ft

Sunroom 19.25 Ft x 11.50 Ft

2pc Bathroom 6.33 Ft x 4.33 Ft

Laundry room 6.67 Ft x 5.42 Ft

Bedroom 13.67 Ft x 9.58 Ft

Bedroom 10.42 Ft x 14.67 Ft

Office 10.42 Ft x 10.00 Ft