



## 2931 Palliser Drive Calgary Alberta

\$890,000

BRIGHT , CLEAN , OPEN DESIGN , CUSTOM BUILD METICULOUSLY MAINTAINED BY LONG TIME OWNERS. NEWER KITCHEN RENOVATION IS FINISHED IN HARDWOOD , GRANITE COUNTERTOPS , STAINLESS STEEL APPLIANCES , AND TILE WITH SLIDING DOOR ACCESS TO THE BACK PATIO . THE DINING ROOM HAS BEEN EXPANDED TO ACCOMMODATE A SIZEABLE HUTCH AND CHINA CABINET . NEW HARDWOOD FLOORS THROUGHOUT THE MAIN FLOOR. THE UPPER LEVEL HAS THREE GOOD SIZED BEDROOMS , A 4 PIECE BATHROOM , AND LOFT/RETREAT AREA . LOWER DEVELOPMENT WITH WALKUP ACCESS HAS A CONVIENT LAUNDRY/SEWING/ MUD ROOM AND AN INVITING FAMIY ROOM WITH GAS FIREP-LACE , AND CONVENIENT BATHROOM. ADDITIONAL LOWER LEVEL DEVELOPMENT INCLUDES A HUGE REC-ROOM , A THREE PIECE BATHROOM , , A SAUNA , , AND EXTRA STORAGE. WINDOWS,ROOF AND FURNACE HAVE BEEN UPDATED. OUTSIDE THE MASSIVE LOT (45% BIGGER THAN A REGULAR LOT)IS AN IMPRESSIVE RESULT OF HISTORICAL NUTURING AND ATTENTION. BACK YARD OASIS FEATURES RAISE GARDEN BEDS , A RAIN WATER SYSTEM, A GREENHOUSE, A SERENITY FOUNTAIN , AND A SHELTERED QUIET AREA . THERE IS CONVENIENT DRIVEWAY PARKING OUT FRONT IN ADDITION TO THE HEATED DOUBLE GARAGE . THE LOCATION IS A SHORT WALK TO LOUIS REIL SCHOOL , THE OAKRIDGE COMMUNITY ARENA/CENTER , WALKING PATHS , AND SOUTH GLENMORE PARK. ADDITIONAL PHOTOS AND 360'S IN THE LINKS . NOTE DRONE FOOTAGE IN SUPPLIMENTS (id:6769)

Storage Measurements not available

3pc Bathroom Measurements not available

Recreational, Games room 19.08 Ft x 15.00 Ft

Laundry room 12.42 Ft x 9.92 Ft

Living room 19.92 Ft x 14.42 Ft

Other 13.33 Ft x 10.83 Ft

Dining room 11.33 Ft x 10.58 Ft

Primary Bedroom 12.83 Ft x 12.17 Ft

Bedroom 13.08 Ft x 8.58 Ft

Bedroom 10.17 Ft x 9.67 Ft

4pc Bathroom Measurements not available

Loft 25.25 Ft x 11.75 Ft

Listing Presented By:



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