

3020 Palliser Drive SW  
Calgary, Alberta

MLS # A2250055



**\$919,900**

|                  |                                                                  |               |                   |
|------------------|------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Oakridge                                                         |               |                   |
| <b>Type:</b>     | Residential/House                                                |               |                   |
| <b>Style:</b>    | Bungalow                                                         |               |                   |
| <b>Size:</b>     | 1,596 sq.ft.                                                     | <b>Age:</b>   | 1975 (50 yrs old) |
| <b>Beds:</b>     | 5                                                                | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Double Garage Detached                                           |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Corner Lot, Landscaped, Lawn, Rectangular Lot, Sloped |               |                   |

|                    |                                                                                                     |                   |      |
|--------------------|-----------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air                                                                            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                 | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Walk-Up To Grade                                                                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cement Fiber Board, Concrete, Wood Frame                                                            | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows |                   |      |

**Inclusions:** Appliances in the basement suite including dish washer, fridge, stove, microwave, hood fan, washer and dryer

Open house this Sunday (Sept. 14 12:00-16:00). Discover this beautifully renovated home nestled in the heart of the family-friendly Oakridge community. Ideally located within walking distance to the scenic Glenmore Reservoir, this home offers the perfect balance of comfort, convenience, and community. From the moment you arrive, you'll notice the exceptional curb appeal and pride of ownership. Inside, the main level boasts soaring vaulted ceilings in the formal living and family rooms, creating a bright and inviting atmosphere. The updated kitchen features classic white cabinetry, a brand-new island with hidden laundry beneath stunning quartz countertops, and all-new stainless-steel appliances. The kitchen overlooks the cozy family room with a gas fireplace and a wall of windows, including a sliding glass door that leads to a large covered patio—perfect for outdoor dining and entertaining. The lower tier of the backyard includes a gas firepit, ideal for relaxing evenings under the stars. The main floor includes three generously sized bedrooms, including a primary suite with a beautifully renovated ensuite. The main bathroom has also been tastefully updated. The fully legal and recently renovated basement suite features two bedrooms, two full bathrooms, a spacious family room, a full kitchen, dry sauna, and separate laundry. The legal suite has its own brand-new hot water tank, furnace and thermostat for independent comfort. Additional highlights include: heated double detached garage, garden shed and fully fenced/paved RV parking pad, newer windows, newer roof, and durable Hardie board siding. The home is close proximity to local amenities including a neighborhood strip mall with a cozy coffee shop, fresh produce market and restaurants. Easy access to Stoney Trail, Calgary Transit, Rockyview Hospital, and the growing Buffalo Run

shopping district. Don't miss your opportunity to own this move-in-ready home in one of Calgary's most desirable communities. Settle in before the holidays—Welcome Home!