

**2031 Palermo Way SW
Calgary, Alberta**

MLS # A2215955



\$869,000

Division:	Palliser		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,363 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 919
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, No Animal Home, No Smoking Home		

Inclusions: Pool table & equipment downstairs, work bench and storage racks (several tools) in the garage. Awning on deck. 2 air conditioners

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!