

**3236 Palliser Drive SW  
Calgary, Alberta**

**MLS # A2219265**



**\$879,900**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,132 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized, See Remarks		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Gazebo, Landscaped		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Storage		

**Inclusions:** Window coverings, See comments

Welcome to this beautifully maintained and truly unique home in the highly sought-after community of Oakridge. With four bedrooms upstairs, it's ideal for a growing family seeking space, comfort, and charm. Begin your tour through the large, private west-facing courtyard—perfect for entertaining or a secure play space for children. Inside, the home's distinctive layout immediately stands out. To the left of the front entry is a massive dining room featuring a full wall of built-in cabinetry and a charming window seat. The space is large enough to host a table for 16 guests—ideal for large family gatherings and entertaining. To the right of the entry, step down into a formal sunken living room, then up into the cozy library (originally a dining room), now an inviting space for reading and relaxation. The back entry is plumbed for main-floor laundry, though a spacious laundry room downstairs offers ample room for folding, sorting, and storage. The kitchen was renovated with full-height cabinetry, sleek white Corian countertops, and a lovely bay window over the sink that overlooks the landscaped backyard. It also features a pantry with convenient pull-out shelves and a pass-through to the breakfast nook. Adjacent is a spacious family room centered around a gas fireplace—perfect for cozy evenings and family gatherings. A 2-piece powder room completes the main level. Over the years, many upgrades have been completed, including the replacement of nearly all windows (except the one in the library), two high-efficiency furnaces, air conditioning (on upstairs furnace), a newer hot water tank and roof, and updated carpet in the family room. Both the kitchen and main upstairs bathroom have been renovated, with the main bath boasting a 6-foot tub and a separate shower. Upstairs, the primary suite includes a 4-piece ensuite and a private balcony overlooking the

backyard. Three additional generously sized bedrooms and a newly renovated main bath complete the upper level—ideal for a larger family. The basement is partially developed, offering large windows, roughed-in plumbing, and substantial storage space with potential for future customization. Don't miss the oversized garage—featuring soaring ceilings, a large mezzanine for storage, and enough clearance for a lift, perfect for a car enthusiast. Garage access is via the rear alley. Step into the backyard to find multiple private sitting areas, a gazebo, and beautiful landscaping filled with mature trees and perennials that provide a peaceful, secluded atmosphere as they bloom. Located just a short walk from Glenmore Reservoir, close to shopping, and with quick access to Stoney Trail—this is the ideal family home in an unbeatable location. Call today to book your private showing!