

**2716 Palliser Drive SW  
Calgary, Alberta**

**MLS # A2241673**



**\$949,999**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,716 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Private, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<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>	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Washer, Dryer, Dishwasher, Microwave, Window Coverings, Garage Door Opener

Nestled on a quiet, tree-lined street in the heart of Oakridge, this stately two-storey home offers over 3,800 square feet of beautifully maintained living space, designed for both elegant entertaining and everyday family comfort. The spacious main level welcomes you with a bright foyer, a formal living room with oversized windows, and a grand dining area framed by a bay window, perfect for hosting memorable dinners. The beautiful kitchen features rich cabinetry, a central island, stainless steel appliances, and a charming breakfast nook overlooking the backyard. A warm and inviting family room with custom built-ins and a cozy fireplace leads to the expansive back deck. A stylish 2-piece powder room completes this level. Upstairs, you'll find FIVE generously sized bedrooms, including a luxurious primary suite with a spa-like 5-piece ensuite with steam shower and a MASSIVE walk-in closet. A second bedroom offers its own private 3-piece ensuite, ideal for guests or older children, while another has access to a sunny balcony—perfect for your morning coffee. An additional 2 bedrooms and an additional full bath offer flexibility for a growing family. Easily turn one of the bedrooms into your home office as it offers plenty of room for all. The fully developed basement adds even more living space with a spacious recreation room, an additional sitting room, and abundant storage for all your needs. Whether it's movie nights, a home gym, or play space, there's room to customize to suit your lifestyle. Step outside to your private backyard oasis—lush, quiet, and perfect for summer BBQs or peaceful evenings on the large deck. Surrounded by mature trees, this outdoor space offers privacy, tranquility, and room to play or garden. Located in one of Calgary's most established neighbourhoods, this elegant Oakridge home

is close to, parks, shopping, South Glenmore Park and top-rated schools, including Louie Riel School that offers the GATE program. Don't miss your chance to see this one today. You won't be disappointed.