

\$1,150,000 - 3303 Palliser Drive Sw, Calgary

MLS® #A2119193

\$1,150,000

5 Bedroom, 4.00 Bathroom, 3,060 sqft

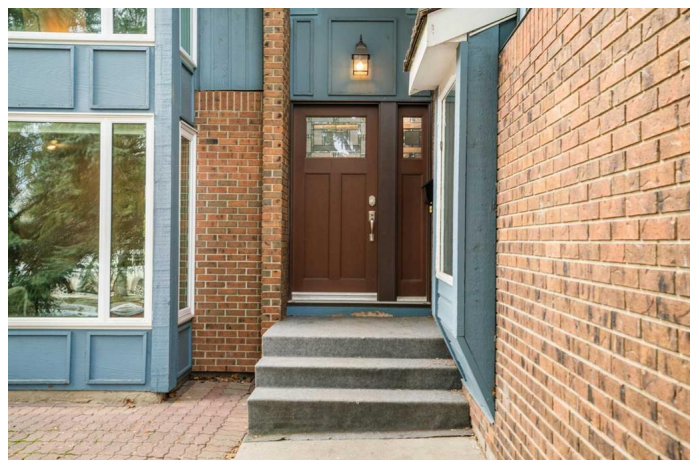
Residential on 0.16 Acres

Oakridge, Calgary, Alberta

****Open House Today - April 7th 12pm-3pm -**
Welcome to this exceptional estate nestled in the highly sought-after Oakridge Estates, boasting an expansive floor plan spanning over 3000 square feet above grade and over 4000 square feet of living space. Step onto the main floor and be captivated by the seamless flow of the open floor plan, adorned with exquisite hardwood flooring gracing the living room, dining room, and sunken front room, creating an inviting ambiance for both intimate gatherings and grand entertaining. Discover the warmth of two main floor fireplaces strategically placed bookending this level.

The heart of this home lies within its stunning raised kitchen, where culinary aspirations come to life amidst granite countertops, complemented by a stylish backsplash, offering both beauty and functionality for the discerning chef. Ascend to the upper floor where indulgence awaits in the palatial master bedroom featuring a cozy fireplace, spacious walk-in closet, and an ensuite exuding luxury and comfort. The upper level is adorned with generously sized bedrooms, each offering ample space for relaxation and personalization, complemented by plush carpeting throughout and an additional bedroom-converted bonus room providing versatility for various lifestyle needs.

Venture downstairs to the fully developed basement, where relaxation and entertainment



converge, featuring a spacious bedroom, convenient walkthrough, and a full bath. In addition to these luxurious features, this extraordinary residence boasts zoned heating for the combo of the main paired with the basement areas and the upper floor isolated to ensure optimal comfort and efficiency throughout. Each zone is equipped with individual controls, allowing for personalized temperature settings. Furthermore, air conditioning is seamlessly integrated into each zone, providing refreshing relief during warm summer days.

Outside, a vast fenced backyard awaits, enveloped in privacy and serenity, boasting ample space for outdoor activities and al fresco dining, while backing onto a convenient back lane, enhancing accessibility and convenience. Enjoy the convenience of residing in a tranquil community enriched with an array of family-friendly amenities including top-rated schools, scenic parks, shopping destinations, South Glenmore Reservoir a mere 250 meters away, and picturesque reservoir trails, all within arm's reach. Seize the opportunity to make this extraordinary property your own and experience the epitome of lavish living in one of the most coveted neighborhoods. With over 4000 square feet of living space and this home boasting four bedrooms upstairs plus an office and a bedroom downstairs, the needs of modern families seeking space, comfort, and sophistication can be yours.

Built in 1979

Essential Information

MLS® #	A2119193
Price	\$1,150,000
Sold Price	\$1,057,500

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,060
Acres	0.16
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3303 Palliser Drive Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4W9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bidet, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Basement, Family Room, Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot
Roof	Cedar Shake
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 18th, 2024
Days on Market	14
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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