

\$1,199,999 - 2316 Palisade Drive Sw, Calgary

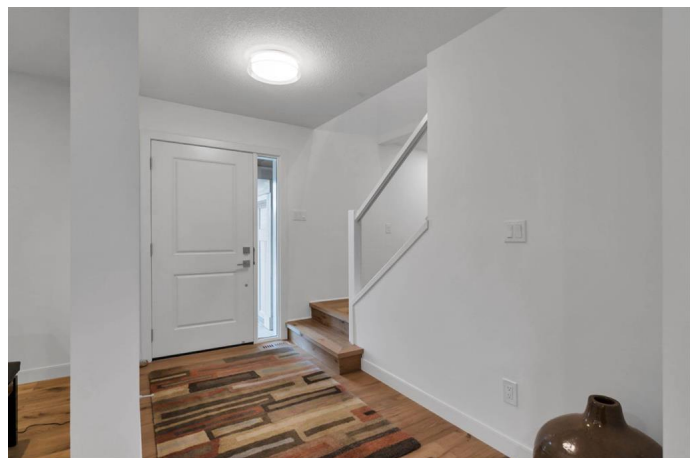
MLS® #A2177271

\$1,199,999

5 Bedroom, 4.00 Bathroom, 2,661 sqft
Residential on 0.16 Acres

Palliser, Calgary, Alberta

Welcome to this exquisite, custom-built, 5 bedroom residence nestled in the coveted community of Palliser. This stunning 2-storey home boasts over 3,500 SQ FT. of sophisticated living space. Upon entering, you'll immediately be impressed by the 8" Skaha engineered hardwood floors that flow seamlessly throughout the main level. The spacious, open-concept layout is ideal for both entertaining and family life. The gourmet kitchen is a chef's paradise, featuring a large center island, sleek walnut cabinetry, and top-of-the-line stainless steel appliances, including a built-in Liebherr side-by-side fridge and freezer, Fulgor Milano gas range, and an under-counter Miele built-in microwave. The kitchen is open to the bright and airy Living room, where large windows allow natural light to flood the space along with a cozy gas fireplace creating a warm and inviting atmosphere. The Large, formal dining room is perfect for hosting guests, while the sun-drenched sunroom, equipped with heated floors & forced air, offers an ideal space to relax year-round or what ever the heart desires. A well-appointed mudroom connects to a Massive 3 car garage and also features a convenient laundry area & an additional bathroom on the main level. Upstairs, you'll find a spacious family bonus room—ideal for movie nights or casual gatherings. The upper level also houses 4 generously sized bedrooms, including the expansive primary suite. This private retreat



features a cozy sitting area with custom built-in cabinets & bright window The lavish 5-piece ensuite includes a walk-in shower, double vanity, a deep soaking tub, and heated towel warmers for added luxury. An additional full bathroom and a dedicated office space complete the upper level. The fully finished basement offers more living space with an additional bedroom, a stylish bathroom, and a large recreation room, perfect for a home theater, gym, or playroom. With ample storage and room for flexible use, the basement truly expands the living potential of this already expansive home. Key improvements include new insulation in the walls and ceiling, a durable Hardie board exterior with insulated foam board underneath, new shingles, new drywall, and a new electrical panel, new wiring and new plumbing. The exterior features a low-maintenance yard with well-kept front and rear landscaping, a new back fence, and solar window shades that provide both energy efficiency and privacy. Situated in the highly sought-after Palliser community, this home is just minutes from a wide array of amenities, including shopping, schools, restaurants, and more. The peaceful neighborhood offers the perfect balance of suburban tranquility with easy access to everything you need. Don't miss your chance to see this one today. You won't be disappointed.

Built in 1968

Essential Information

MLS® #	A2177271
Price	\$1,199,999
Sold Price	\$1,199,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,661
Acres	0.16
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2316 Palisade Drive Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3V1

Amenities

Parking Spaces	5
Parking	Triple Garage Attached

Interior

Interior Features	No Smoking Home, Storage, Built-in Features, Closet Organizers, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, See Remarks, Soaking Tub, Tankless Hot Water
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Gas Range, Window Coverings
Heating	Forced Air, Natural Gas, Electric, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 7th, 2024
Date Sold November 21st, 2024
Days on Market 14
Zoning R-CG
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Landan Real Estate

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.