



**GRASSROOTS**

REALTY GROUP

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**206 Paliswood Park SW  
Calgary, Alberta**

**MLS # A2314814**



**\$899,900**

<b>Division:</b>	Palliser		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,345 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	\$ 994
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Murphy bed with mattress in lower level, Central vac "as is" with no attachments, living room television mount above fireplace, stand up freezer in garage.

Welcome to West Park, an exclusive enclave of villas and townhomes in sought-after Palliser. This beautifully maintained complex offers an exceptional lock-and-leave lifestyle and is surrounded by mature trees, meandering pathways, and beautifully maintained grounds. Updated and elegant, this two-storey townhome offers over 3,300 sq.ft. of beautifully developed living space that combines timeless design with everyday functionality. A bright and spacious main floor is designed for both everyday comfort and entertaining, featuring rich hardwood flooring, formal living and dining areas, and an inviting family room with custom built-ins and a gas fireplace. The renovated kitchen showcases white cabinetry, granite countertops, premium appliances, extensive workspace, and a large island with seating. French doors lead to a private south-facing deck, creating the perfect setting for outdoor dining and relaxation. Upstairs, the primary retreat offers two spacious walk-in closets and a luxurious 5-piece ensuite that is flooded with natural light. A loft-style bonus room overlooks the foyer below and provides flexible space for a second family room, library, or home office. A second bedroom with 4-piece ensuite, and an upper laundry room complete the second level. The fully developed lower level adds even more versatility with a family room, third bedroom with a murphy bed, 4- piece bath, wet bar, and a utility/storage space with room for a workshop. Additional highlights include an attached double garage with built-in storage, custom millwork and crown mouldings, oversized windows throughout, and a beautifully landscaped private setting. Ideally located, this home is steps from the Glenmore Reservoir path system and a short drive to Glenmore Landing, the Rockyview Hospital, public transit, and all major amenities. Experience executive living at its finest in one of

Calgary's most desirable communities.