



GRASSROOTS

REALTY GROUP

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**9715 Palishall Road SW
Calgary, Alberta**

MLS # A2317002



\$799,900

Division:	Palliser		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,333 sq.ft.	Age:	1967 (59 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn, Many Trees, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Central Vacuum, French Door, No Smoking Home, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Enjoy a setting where mature trees, beautifully landscaped grounds and a charming pergola patio create an inviting introduction to this well-maintained home in the heart of Palliser. Set on an oversized 65' x 110' lot with over 2,600 sq ft of developed living space, this property balances move-in-ready comfort with exciting opportunities to customize and make it your own over time. Paver stone garden beds enhance the exceptional curb appeal while a peaceful front patio provides the perfect place to savour a morning coffee surrounded by greenery. Hardwood and tile flooring extend throughout the main level, offering timeless appeal and easy maintenance with no carpet underfoot. Gather with family and friends in the bright living room where oversized windows draw in natural light and a fireplace adds warmth for cozy evenings at home. Just beyond, the dining area accommodates larger gatherings with ease while a garden door encourages seamless indoor and outdoor entertaining. Meal preparation becomes more enjoyable in the thoughtfully designed kitchen featuring full-height cabinetry, a gas stove, generous workspace and a window above the sink overlooking the backyard. Everyday routines feel effortless thanks to the spacious breakfast nook connected to the kitchen, creating a comfortable setting for casual meals and conversation. At the end of the day, retreat to the primary bedroom where a walk-in closet and private 2-piece ensuite simplify busy mornings and evenings alike. Two additional bedrooms share a well-appointed 4-piece bathroom, providing flexibility for family, guests or a home office. Downstairs, wood beam accents and a freestanding wood-burning fireplace bring character and charm to the expansive family room, creating an ideal backdrop for movie nights, games or quiet relaxation. A generous rec room expands the possibilities with

abundant space for fitness, hobbies, work or play. Outside, the meticulously maintained backyard feels like a private oasis designed for enjoying the warmer months. Summer gatherings naturally gravitate to the expansive paver stone patio with a built-in gas firepit, while a separate deck accommodates barbeques and outdoor dining. Children and pets will appreciate the large grassy yard tucked behind mature landscaping that enhances both beauty and privacy. Completing the property is a double detached garage offering secure parking and additional storage. From this outstanding location, enjoy a highly walkable lifestyle with South Glenmore Park, Glenmore Landing, Oakridge Mall and Southland Leisure Centre all within easy reach, along with nearby pathways, schools, transit and everyday amenities that make Palliser one of Calgary's most established and desirable communities. This beautiful home features many recent upgrades including, Central Air conditioning, Central Vacuum system, Underground sprinkler system for lawn and flower beds, leaf screens on gutters, new fence in 2024. This home shows pride of ownership throughout.