



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1912 Palliser Drive SW
Calgary, Alberta

MLS # A2320103



\$1,499,900

Division:	Pump Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,266 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	5
Garage:	220 Volt Wiring, Concrete Driveway, Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Pie Shaped Lot, Views		

Heating:	In Floor, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Recessed Lighting, Steam Room, Storage, Vinyl Windows		

Inclusions: Basement Wall Unit, Kitchen Island, Electric Fireplace with Mantel

HUGE PRICE REDUCTION! Nestled in prestigious Pump Hill on a massive pie-shaped lot, this 2-story walkout boasts over 4,600 sqft of living area with 5 beds and 5 baths, effortlessly blending timeless luxury with extensive modern upgrades. An open-concept main floor welcomes you with vaulted ceilings, a spiral staircase, and pristine hardwood. The gourmet kitchen is a chef's dream: cherry cabinetry, granite counters, marble floors, and top-tier appliances (Sub-Zero fridge, Wolf induction cooktop, Miele dishwasher, Miele Oven, and Fotile hood fan), leading to a wraparound deck. The main level also features a cozy family room with a travertine fireplace, a home office (or bedroom), a 3-pc bath, and a dedicated laundry room. Arriving on the upper level, a spacious and welcoming hallway elegantly guides you to 4 bedrooms situated on both sides. These bedrooms feature brand-new vinyl plank flooring, including 2 master suites with walk-in closets, city/mountain views, and a private south-facing sunning deck. Enjoy a fully renovated, luxury master ensuite. The massive lower-level walkout basement is an entertainment haven featuring a steam shower, a second fireplace, and direct access to the beautiful backyard patio. Turnkey and Tech-Forward: Features 3 newer high-efficiency furnaces, brand-new A/C, a newer hot water tank, upgraded spray foam insulation, and newer windows (3 years old). Smart-home ready with Nest thermostats, smart lighting, and an EV charger. Complete with a triple attached garage including a dedicated RV parking garage, central vac, and a sprinkler system. Mins to Glenmore Reservoir, Glenmore Park, top schools, Southland Leisure Centre, and shopping!