



GRASSROOTS
REALTY GROUP

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2220 Paliswood Road SW
Calgary, Alberta

MLS # A2338820



\$659,900

Division:	Palliser		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,131 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Level, Rectangular Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: Freezer in Basement

Welcome to this updated bilevel home in the sought-after community of Palliser, ideally situated on a quiet street surrounded by mature trees and close to parks, schools, shopping, recreation and the Glenmore Reservoir pathway system. Offering four bedrooms, three bathrooms and an incredibly versatile layout, this home combines modern updates with generous living space and did we mention Air conditioning as well. The main level features a bright and large living room and dining area flowing into the beautifully updated kitchen. Timeless White cabinetry, granite countertops, vinyl plank flooring and a large window over the kitchen sink overlooking the massive backyard create a fresh, inviting space filled with natural light. The dining area offers direct access to the backyard with 2 tiered deck, making everyday living and entertaining effortless. Three spacious bedrooms are located upstairs, including a bright primary retreat with large windows and a four-piece ensuite featuring a tub/shower with tile extending to the ceiling. A stylish new stair railing and wall panelling add thoughtful character throughout the home. The lower level offers exceptional flexibility with a massive recreation room complete with a raised-hearth wood-burning fireplace and mantle, creating a warm and inviting space for family movie nights, entertaining or relaxing. A fourth bedroom is truly oversized and could easily be converted into two separate bedrooms if desired. The basement also includes a four-piece bathroom with heated flooring, laundry, and a generous storage/workshop area. Home is almost fully done with a few last touches to make it complete. The home has been priced with this in mind. Outside, enjoy a large backyard framed by mature trees along the fence, providing privacy and helping create a peaceful retreat. With its spacious layout, Palliser is highly sought after for

its proximity to Glenmore Park and Reservoir, scenic walking and biking paths, Glenmore Landing, Southland Leisure Centre and Rockyview General Hospital. Enjoy easy access to major routes including Stoney Trail, along with a quick and convenient commute to downtown. A wonderful opportunity to enjoy a renovated, move-in-ready home in one of Calgary's established southwest communities.