



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**3219 Palliser Drive SW**  
**Calgary, Alberta**

**MLS # A2343002**



**\$799,000**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Oakridge                            |               |                   |
| <b>Type:</b>     | Residential/House                   |               |                   |
| <b>Style:</b>    | Bi-Level                            |               |                   |
| <b>Size:</b>     | 1,316 sq.ft.                        | <b>Age:</b>   | 1976 (50 yrs old) |
| <b>Beds:</b>     | 4                                   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached              |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                           |               |                   |
| <b>Lot Feat:</b> | Back Lane, Cleared, Rectangular Lot |               |                   |

|                    |                 |                   |      |
|--------------------|-----------------|-------------------|------|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Tile, Vinyl     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame      | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Skylight(s)     |                   |      |

**Inclusions:** N/A

Welcome to this 1,315 sq. ft. bi-level home, offering an exceptional combination of space, natural light, indoor-outdoor living, and an ideal family-friendly location. The main level features three spacious bedrooms, including a private primary bedroom complete with a 4-piece en suite, along with two additional bedrooms. One of the home's standout features is the spectacular oversized skylight positioned at the heart of the home, filling the entrance and central living spaces with an abundance of natural light and creating a bright, inviting atmosphere. The thoughtfully designed layout provides excellent access to the outdoors, with a front walkout and expansive wraparound deck accessible from both the dining area and the side kitchen door. A second large south-facing deck is conveniently accessed from the den/third bedroom, offering an ideal setting for morning coffee, entertaining, or relaxing while enjoying the sunshine. The fully developed lower level provides even more living space, featuring a generous family room, additional bedroom with walk-in closet, and full bathroom. A spacious utility/storage room offers plenty of room for seasonal belongings, while direct access to the attached double garage adds everyday convenience. Ideally situated within walking distance of Louis Riel School and beautiful Glenmore Park, this home offers a wonderful opportunity to enjoy a comfortable lifestyle in a highly desirable location. A bright, spacious, and versatile home with exceptional natural light, and plenty of room for the whole family &mdash; truly a property worth seeing.