

**2015 Palisprior Road SW  
Calgary, Alberta**

**MLS # A2169159**



**\$875,000**

<b>Division:</b>	Palliser		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,244 sq.ft.	<b>Age:</b>	1967 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Garden, Landscaped, Stre		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters, Skylight(s), Stone Counters, Vinyl Windows		

**Inclusions:** induction range, 2 deep freezers in basement, refrigerator in basement

Discover modern elegance and comfortable living in this stunning 4-level split home! The main level greets you with gorgeous hardwood floors that flow through a spacious living room, featuring a cozy wood-burning fireplace, and an elegant dining area. The newly renovated kitchen is a chef's delight, showcasing upgraded stainless steel appliances, including an induction range, microwave hood fan, fridge, and dishwasher. With sleek quartz countertops, an island for additional storage and prep space, and a built-in pantry, this kitchen is both stylish and functional. Step outside to your backyard oasis, complete with a massive Datu wood deck and charming covered pergolas—perfect for outdoor gatherings. On the upper level, the primary bedroom offers a luxurious ensuite with a tiled shower featuring dual shower heads and body sprays. Two additional bedrooms and a beautifully designed 4-piece bath with quartz counters and a skylight complete this level. The lower level features a spacious rec room with an electric fireplace, a convenient half bath, and a versatile den. The basement includes a dedicated office with built-in cabinets, an additional bedroom, a storage room, and a laundry area. Enjoy the comfort of an insulated and heated oversized double garage equipped with a 20 Amp circuit. Recent updates include new carpet on the upper level, a new furnace, an air conditioning unit, and fresh interior and exterior paint. Nestled in a friendly, established neighbourhood, this home is just minutes from top schools, Glenmore Park, Fish Creek Park, bike paths, off-leash dog parks, local shops, restaurants, and the Southland Leisure Centre. Don't miss this exceptional opportunity—schedule your viewing today!