

**9415 Paliswood Way SW
Calgary, Alberta**

MLS # A2172670



\$849,900

Division:	Palliser		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,195 sq.ft.	Age:	1969 (55 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Gazebo, Front Yard, Lawn, Garden, Reverse Pie Shaped Lot, Lan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: Trash compactor (as is). Shed, barbeque, outdoor table on the rear deck, wall shelving units in family room, lawn mower.

OPEN HOUSE CANCELLED Welcome to this charming and well-maintained 2-story split in the sought-after, family-friendly community of Palliser. Situated on an amazing oversized reverse pie lot, this spacious home offers a total of 5 bedrooms and 3.5 bathrooms, perfect for families of all sizes. Thoughtfully updated with newer windows and roof, this home exudes both warmth and character. Step inside to a bright and inviting living room, enhanced by a sunroom that fills the main level with natural light. The main floor's layout features multiple living areas, creating a seamless flow for daily life and entertaining. The kitchen provides ample room for meal preparation and gatherings, complemented by abundant storage and a picturesque bay window overlooking the rear deck. A convenient 2-piece bathroom, laundry room, and mudroom complete the main level. Upstairs, discover three bedrooms, including a king-size primary suite with a 5-piece ensuite and a 4-piece family bath. The primary bedroom could easily be converted back to its original layout to add a 4th bedroom. The lower level expands your living space with two large bedrooms, bright windows, and a 3-piece bathroom with a walk-in shower, offering versatile options for recreation or guest accommodations. Step outside to an expansive backyard, one of the home's standout features. It boasts an oversized deck that is ideal for outdoor dining and entertaining, and well-kept gardens. The double attached front garage offers ample room for parking and storage, catering to the needs of busy families and hobbyists alike. An additional fenced-in parking pad with alley access provides the perfect space for a camper or extra storage. Nestled on a quiet, tree-lined street in Palliser, this home is conveniently located near top-rated schools, the Glenmore Reservoir's scenic pathways, Glenmore Landing,

Heritage Park, and Southland Leisure Centre. With quick access to major transportation routes, this property truly has it all. Don't miss the opportunity to make this beautiful home your own!