

## 780-228-4266

al@grassrootsrealtygroup.ca

## 13 Patina View SW Calgary, Alberta

MLS # A2237829



\$490,000

Division:	Patterson					
Туре:	Residential/Five	Plus				
Style:	2 Storey					
Size:	1,480 sq.ft.	Age:	1997 (28 yrs old)			
Beds:	2	Baths:	2 full / 2 half			
Garage:	Double Garage Attached					
Lot Size:	-					
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped					

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 536
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d50
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features

Inclusions: n/a

Open house Sat July 19th from 2-4! Welcome to an exceptional lifestyle opportunity in the highly sought-after community of Patterson! This isn't just a home; it's your gateway to effortless living, mere moments from vibrant shopping, convenient transportation, scenic pathways, and a swift commute to downtown. Discover the rare advantage of this two-story townhome, one of the select few in the complex to feature a double attached garage – a true urban luxury. Step inside and be captivated by a floor plan designed for both elegance and comfort, boasting quality construction throughout. The inviting living room is anchored by a cozy corner gas fireplace flanked by custom oak built-ins, creating a warm and sophisticated ambiance. Host memorable dinners, or gather in the gourmet oak kitchen, a chef's delight with its abundance of cabinetry, pristine Corian countertops, and direct access to your private deck. A convenient 2-piece bath completes the main level. Ascend upstairs to find your private retreats. The spacious master suite offers a serene escape with its luxurious 4-piece ensuite and a generous walk-in closet. A second well-proportioned bedroom, another 4-piece bath, and a versatile large loft area (perfect as a family room or dedicated home office) provide ample space for every need. The fully developed walk-out basement is a true showstopper, designed for ultimate entertainment and guest comfort. A spectacular family room, bathed in natural light from a wall of windows, provides seamless access to the lower patio, extending your living space outdoors. Thoughtful touches include a built-in Murphy bed for effortless guest accommodation and a convenient 2-piece bath. Enjoy year-round comfort with the added luxury of in-floor heating on this level. Ample laundry and storage space are discreetly located in the furnace room area.

cation – it's truly a	must soo:		