

378 Patterson Boulevard SW  
Calgary, Alberta

MLS # A2313238



## \$1,599,900

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,884 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete, Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, French Door, High Ceilings, No Smoking Home, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Elegant Walk-Out Estate home in Patterson Hills. The spacious foyer reveals the spiral staircase to the second floor, enclosed main floor den & elegant formal dining room. A three-way fireplace with custom built-in cabinetry separates the living room and casual family room w/dry bar area - all offering amazing views through oversize windows. Open concept Kitchen/breakfast nook provide the perfect setting for casual dining w/high end stainless appl's fit to impress any chef. The upper level has 4 bedrooms, laundry room, elegant master suite with hardwood flooring & spacious closet & ensuite w/steam shower & audio system w/stunning views! Walk-Out level features Family Room with fireplace, 5th bedroom, bath & nanny/in-law quarters. Enjoy the endless backyard views on the ~1/4 acre lot w/concrete and covered patio. Perfect location - minutes to West LRT transit, easy downtown commute, schools, pathways & all amenities close by.