



50 Patrick View Calgary Alberta

\$995,000

RARE OFFERING - Custom built Executive Home on Patrick View with over 3500 sq ft of developed space BACKING SOUTH onto an ENVIRONMENTAL RESERVE. This home impresses on all levels and shows pride of ownership throughout. Main floor opens to a spacious foyer with French doors into the den with wonderful street vista views, and flows through to the Great Room that exhibits oversized SOUTH facing windows and a cosy fireplace. Gourmet Kitchen features granite counters, gas stove, serving bar and a spacious nook that opens onto the SOUTH BACKYARD oasis. Main floor also features a formal dining room, a large walk-through cloak room and a 1/2 bath. Ascend the stairs to find the main bathroom, upper laundry and 4 bedrooms including a large front bedroom that could also be used as a bonus room plus a spacious primary that features its own fireplace, a well appointed ensuite and partial RIVER VIEWS across to the EAST. The fully finished basement offers significant natural light through the oversized windows and features a great layout including a large recreational room, full bathroom, two rooms that can be used as bedrooms and a third separate room with built-in cabinetry for another den or hobby room. The BACKYARD is an OASIS - the care and attention to this garden displays an abundance of foliage, water features, and tiered deck areas for QUIET RELAXING and outdoor living. Some of the upgrades include PEX plumbing (no PolyB), hardwood on the upper floor, and window glass replacement in 2021. This home is a dream come true for its new owners and is only 15 minutes to downtown and a quick exit to the mountains! (id:6769)

3pc Bathroom 7.58 Ft x 7.08 Ft

Bedroom 9.67 Ft x 11.92 Ft

Den 12.83 Ft x 12.17 Ft

Recreational, Games room 22.08 Ft x 15.58 Ft

Storage 11.67 Ft x 9.33 Ft

Furnace 10.08 Ft x 19.00 Ft

2pc Bathroom 5.25 Ft x 4.17 Ft

Other 20.50 Ft x 14.83 Ft

Kitchen 19.75 Ft x 17.67 Ft

Living room 19.83 Ft x 17.25 Ft

Office 10.58 Ft x 13.50 Ft

Storage 5.83 Ft x 4.58 Ft

4pc Bathroom 5.25 Ft x 7.33 Ft

5pc Bathroom 10.58 Ft x 12.58 Ft

Bedroom 10.92 Ft x 9.83 Ft

Bedroom 13.42 Ft x 15.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

Mirror

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Dining room 13.58 Ft x 10.58 Ft

Family room 13.00 Ft x 19.42 Ft

Foyer 7.42 Ft x 7.75 Ft