



2002 Patterson View Calgary Alberta

\$949,900

EXECUTIVE WALKOUT VILLA | EXTENSIVE RENOVATION | BACKS GREEN SPACE & POND | This is a rare opportunity: beautifully updated, this sprawling walkout bungalow villa is one of a handful in this exclusive complex and even fewer back a green space and pond, on the ridge of the coveted Patterson Park and community. Enter a spacious foyer where you'll immediately notice the beautiful REFINISHED and NEW HARDWOOD FLOORING in the living, dining and main hallway. Off the entrance, is a well situated main level DEN with a FRENCH GLASS DOOR & a large bright picture window that faces the front yard. This property has tasteful updates including new CARPET, and FRESH PAINT throughout. The MASSIVE living area will impress with a soaring VAULTED BEAMED CEILING and TWO SIDED GAS FIREPLACE. FRENCH DOORS open up to a beautiful VERY PRIVATE EAST FACING DECK that overlooks the beautiful POND, FOUNTAIN and GREEN SPACE. The serenity and privacy here with mature trees and manicured landscaping is unparalleled. There is a functional kitchen with GAS STOVE that adjoins a large dining space with window and enclave to entertain and gather with friends and family. Down the hall, the Primary bedroom looks out onto the GREEN SPACE and POND with a walkthrough his and her closet space leading to a large five piece ensuite with large soaker tub and walk-in shower. The convenient 2nd bedroom also faces the back green space and has corner windows. A functional main bathroom with new tile flooring and spacious LAUNDRY and MUDROOM are found just off the garage which is OVERSIZED with HEATED FLOORING. The OPEN STAIRWELL leads to the Massine WALKOUT lower level which is essentially brand new - freshly painted with new knockdown ceilings, brand new CARPET, TILE, WET BAR & CUSTOM BLINDS; complete with IN FLOOR HEATING on this level as well as upstairs. A huge recreational space has double FRENCH DOORS that...

Storage 18.25 Ft x 10.00 Ft

Recreational, Games room 30.00 Ft x 33.67 Ft

Bedroom 12.83 Ft x 13.58 Ft

Other 10.42 Ft x 14.75 Ft

4pc Bathroom Measurements not available

Kitchen 10.17 Ft x 8.42 Ft

Living room 16.17 Ft x 21.17 Ft

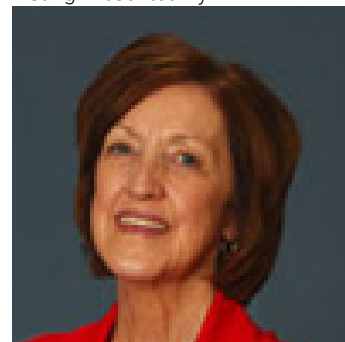
Laundry room 9.25 Ft x 6.75 Ft

Primary Bedroom 13.17 Ft x 14.42 Ft

5pc Bathroom Measurements not available

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Listing Presented By:



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CIR

REALTY

149 West Lakeview Point, Calgary, AB,

Phone: 403-585-5270
cawarawa@shaw.ca

Foyer 7.58 Ft x 13.83 Ft

Office 10.33 Ft x 11.17 Ft

Dining room 13.58 Ft x 19.92 Ft

Bedroom 10.00 Ft x 11.75 Ft

4pc Bathroom Measurements not available