



200 Patina Court Calgary Alberta

\$825,000

Nestled within a gated community, a magnificent double-sized condominium awaits to fulfill your skyline aspirations. Upon stepping through the grand double French doors, you're embraced by a spacious foyer exuding warmth, offering a tantalizing glimpse of the sparkling city lights beyond. The journey continues into the living room with expansive windows and an inviting fireplace. Adjacent, an elegant formal dining area beckons, poised for hosting celebratory feasts and cherished family gatherings. A cocktail bar make entertaining easy. Flowing seamlessly from the dining area is a generously appointed kitchen, decorated with wood cabinets and a central island--a culinary haven suitable for home chefs. Opposite, a sunny kitchen nook offers an inviting setting for casual meals. A versatile den/office is perfect for working from home. The primary bedroom boasts an ensuite adorned with dual vanities, jetted bathtub, ample cabinetry, and a spacious walk-in closet. Flooded with natural light the primary bedroom offers unparalleled views of Calgary's stunning skyline, lots of space for a sitting area and access to the balcony. A secondary bedroom, a well-appointed bathroom, and a convenient laundry room, emphasizing the thoughtful layout of this residence. The flex room could effortlessly transform into a craft room, fitness studio, or a third bedroom depending on your needs. One of this condos best features is the phenomenal balcony, an outdoor haven of over 500 SF, with panoramic vistas, and protected from the elements. Additional conveniences include 2 assigned parking stalls in the heated underground parkade, party room, and a rentable guest suite. This property presents an ideal haven for snowbirds seeking a seasonal residence without sacrificing square-footage. (id:6769)

Kitchen 16.33 Ft x 12.42 Ft
Dining room 15.00 Ft x 11.83 Ft
Breakfast 13.00 Ft x 11.00 Ft
Living room 18.33 Ft x 16.75 Ft
Foyer 13.25 Ft x 10.08 Ft
Den 10.67 Ft x 7.08 Ft

Other 12.50 Ft x 11.50 Ft
Primary Bedroom 18.42 Ft x 18.00 Ft
Bedroom 13.75 Ft x 11.83 Ft
3pc Bathroom 8.75 Ft x 6.00 Ft
5pc Bathroom 12.17 Ft x 11.25 Ft
Laundry room 10.00 Ft x 6.00 Ft

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