



209 Patterson Hill Calgary Alberta

\$899,900

Incredible 3-bedroom 3-bathroom bungalow in quiet & desirable Patterson - Welcome home to 209 Patterson Hill SW! This home has been beautifully maintained and showcases a bright & spacious open concept layout on the main level with vaulted ceilings - perfect for everyday living & entertaining. The gourmet kitchen is complete with granite countertops, stainless steel appliances, corner pantry, center island & counter seating. A casual dining area and spacious living area are framed by large windows, a cozy gas fireplace, and patio doors with steps out to the deck & backyard with southwest exposure. An additional formal dining room ensures you have space for all your family and friends. The primary suite features a luxurious 4-piece ensuite bath with a jetted soaker tub & walk-in shower, a walk-in closet, & patio door access to the deck. A second spacious bedroom, 4-piece bathroom, and coveted main floor laundry complete the main level. Downstairs, you will find the 3rd bedroom and bathroom, a large & open recreation/family room with a built-in bar, and a storage/utility room. Don't miss the beautiful landscaping, mature trees, and double attached garage! Featuring a prime location close to beautiful Paskapoo Ravine, Winsport Park, Westside Recreation Centre & an abundance of shopping/dining amenities. Easy access throughout the city on nearby Stoney Tr, close to LRT/transit, & only 50 minutes to Canmore! Book your viewing today! (id:6769)

Bedroom 13.08 Ft x 11.92 Ft

Storage 12.83 Ft x 8.42 Ft

3pc Bathroom 9.83 Ft x 9.25 Ft

Other 8.08 Ft x 8.67 Ft

Family room 14.50 Ft x 13.92 Ft

Other 9.67 Ft x 13.42 Ft

Other 8.25 Ft x 5.92 Ft

Recreational, Games room 19.75 Ft x 13.92 Ft

Other 34.17 Ft x 12.33 Ft

Living room 12.92 Ft x 15.83 Ft

Other 8.50 Ft x 9.00 Ft

Kitchen 10.50 Ft x 16.67 Ft

4pc Bathroom 8.67 Ft x 9.33 Ft

Other 6.08 Ft x 6.08 Ft

Primary Bedroom 11.08 Ft x 14.08 Ft

Dining room 11.25 Ft x 12.00 Ft

Pantry 3.67 Ft x 3.67 Ft

Other 6.33 Ft x 11.17 Ft

Laundry room 6.58 Ft x 7.17 Ft

Listing Presented By:



Originally Listed by:
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