



5810 Patina Drive Calgary Alberta

\$549,900

Whether you're looking to downsize or move up from apartment living, this spacious 3-level walkout townhome offers comfort, privacy, and a unique connection to nature. Backing onto a beautiful environmental reserve with mature trees and wildlife, you'll enjoy peaceful views year-round and even a glimpse of the downtown skyline in the winter months. Inside, the home features a bright, open-concept design with vaulted ceilings, cherry hardwood flooring, and a south-facing backyard that fills the space with natural light. There are two generous primary bedrooms, each with a private ensuite - one featuring a luxurious steam shower for a spa-like experience at home. 3 full bathrooms and a half bath - ideal for guests. You'll also find two cozy fireplaces, a spacious kitchen with a gas stove (wired for electric if preferred), and central A/C. The walkout level includes a flexible office or hobby space, laundry, storage, and access to your private outdoor area. Enjoy the convenience of a single attached garage, low-maintenance living, and shared access to public tennis courts, without the extra cost in your condo fees. This well-cared-for complex offers a strong sense of community, friendly neighbours, and a quiet, tucked-away feel, while still being close to transit, shopping, and major routes for commuting. If you're seeking a home that blends lifestyle, space, and connection to nature, this is one to see. Book your showing today! (id:6769)

Primary Bedroom 15.67 Ft x 12.92 Ft

Bedroom 15.25 Ft x 13.42 Ft

3pc Bathroom 9.75 Ft x 5.00 Ft

3pc Bathroom 9.08 Ft x 4.92 Ft

Family room 15.42 Ft x 13.42 Ft

Office 11.42 Ft x 8.83 Ft

Hall 6.83 Ft x 6.58 Ft

3pc Bathroom 8.25 Ft x 5.42 Ft

Kitchen 13.42 Ft x 11.67 Ft

Breakfast 7.67 Ft x 7.25 Ft

Dining room 11.25 Ft x 10.75 Ft

Living room 13.50 Ft x 13.25 Ft

Foyer 8.17 Ft x 4.83 Ft

2pc Bathroom 6.50 Ft x 5.00 Ft

Hall 13.92 Ft x 3.33 Ft

Other 25.08 Ft x 7.58 Ft

Listing Presented By:



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