



## 5810 Patina Drive Calgary Alberta

\$629,900

Are you on the hunt for a breathtaking view to savor each day? Your search ends here! Casually elegant, fully finished END UNIT WALKOUT loaded with upgrades! A convenient maintenance-free lifestyle awaits in this beautiful 3 bedroom home with outstanding downtown and river views. Park your vehicles safely out of the elements in the insulated and drywalled double attached garage with extra parking on the driveway. Inside over 2,400 sq. ft. of developed space ensures ample space to live, work and play. Central air conditioning and solar window coverings ensure your comfort in any season. Grand vaulted ceilings add an airiness to the living room inviting you to sit back and relax in front of the gas fireplace while oversized windows frame incredible views. Extra windows stream natural light into the adjacent dining room creating a bright space to gather and entertain. Enjoy the outdoors in any season with both an enclosed deck with sunshades and an open deck encouraging casual barbeques and times spent unwinding soaking up the cityscape and river views. The stunning kitchen is the hub of the inspiring culinary adventures with stone countertops, full-height cabinets, stainless steel appliances and a great breakfast bar on the peninsula island. A stylish powder room with a dramatic full-height backsplash completes this level. Ascend the staircase illuminated by beautiful cascade lighting to the upper bedroom level. The primary bedroom is a true owner's sanctuary with a very generously sized layout, dual closets and a private 3-piece ensuite. Both additional bedrooms are spacious and bright sharing the 4-piece main bathroom. The finished walkout basement is the perfect continuation of the home. A massive rec room invites you to unwind in front of the charming wood-burning fireplace enjoying movies and games nights. The rest of the huge sunshine-filled space can easily be...

Recreational, Games room 15.25 Ft x 32.17 Ft

Furnace 10.08 Ft x 13.67 Ft

2pc Bathroom 6.17 Ft x 4.58 Ft

Living room 15.33 Ft x 14.58 Ft

Dining room 11.75 Ft x 18.00 Ft

Kitchen 11.08 Ft x 11.08 Ft

2pc Bathroom 5.00 Ft x 7.50 Ft

Primary Bedroom 17.42 Ft x 18.83 Ft

Bedroom 15.42 Ft x 9.08 Ft

Bedroom 10.50 Ft x 9.17 Ft

3pc Bathroom 4.92 Ft x 9.25 Ft

4pc Bathroom 5.00 Ft x 8.00 Ft

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

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