



## 63 Patterson Rise Calgary Alberta

\$789,000

PATTERSON ESTATES Rare find! Welcome home to this lovely-well maintained 2 Storey Family home with double attached garage located on a quiet CRESCENT with an oversized SOUTH BACKYARD! This 3 bath, 2 1/2 bathroom home invites you into a Vaulted Foyer that flows into a large living room w/ cozy stone gas fireplace adjacent to a SPACIOUS open concept kitchen and dining room. Abundance of South facing windows create a bright sunny ambiance great for cooking and entertaining. Kitchen showcases an abundance of cabinetry and counter space, an oversized kitchen island, Stainless Steel Appliances and Pantry with built-in slide out drawers. Back door off of this area is ideally situated for quick access to children playing in the backyard and barbecuing. Oversized office is tucked in beside the front door for privacy and quiet! Powder room and Laundry room with extra cabinetry complete the main level. UPPER LEVEL: features an enormous Primary Retreat with ensuite and built-ins in closet, 2 Generous Additional bedrooms and a 4 pc bathroom. LOWER LEVEL: is developed with a large entertainment area, Library space, workshop and oversized Storage Room. Easy layout for further development. Attached double garage is insulated and drywalled. Close to Schools, Parks, Shopping, Bow Trail, Sarcee Trail and Stoney Trail making it the perfect property for a family to create their FOREVER HOME! (id:6769)

Primary Bedroom 14.50 Ft x 13.17 Ft

3pc Bathroom 8.08 Ft x 7.08 Ft

Bedroom 11.08 Ft x 7.83 Ft

Bedroom 10.08 Ft x 7.83 Ft

4pc Bathroom 7.83 Ft x 7.83 Ft

Family room 17.25 Ft x 15.25 Ft

Recreational, Games room 13.08 Ft x 10.58 Ft

Furnace 18.00 Ft x 17.00 Ft

Storage 17.00 Ft x 12.00 Ft

Living room 20.17 Ft x 15.42 Ft

Kitchen 17.08 Ft x 10.67 Ft

Dining room 11.33 Ft x 8.92 Ft

Office 13.50 Ft x 8.67 Ft

2pc Bathroom 7.75 Ft x 4.58 Ft

Foyer 7.17 Ft x 3.83 Ft

Laundry room 7.75 Ft x 8.50 Ft

Listing Presented By:



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