



# 110 Patterson Hill Calgary Alberta

\$998,800

**\*\*STUNNING PATTERSON HOME\*\*PRIVATE YARD\*\*CUSTOM RENOVATION\*\*QUICK POSSESSION**

**AVAILABLE\*\*** Located on a quiet street in one of Calgary's most desirable communities. This gorgeous 2-story "3 bedroom plus main floor den" home sits on a MASSIVE landscaped homesite with many mature & healthy trees. Inside, this bright, classic executive design offers a front flex room & semi-formal dining room all open to the kitchen and family room. The updated kitchen features classic white cabinets/doors, glass inserts, quartz countertops, newer stainless steel appliances, glass tile and quartz backsplash, a undermount stainless sink, a central island with breakfast bar, wood cabinet + fridge enclave, and modern light/plumbing fixtures. The "SUNNY MORNING" breakfast nook has views of your private OASIS. Check out the summertime photos. The family room features a modern gas fireplace w/tile & mantle. Upstairs, you'll find 3 nicely sized bedrooms. The stately primary suite has an oversized walk-in closet & a 5-piece en suite with a jetted tub & separate shower. The basement is fully finished with a 30' x 15' rec room with electric fireplace, bedroom, full bath and utility area. Other impressive upgrades & updates list include white painted doors and casings, baseboards and trim, spindle + railings, carpets, light fixtures, 2015 - 30-year fibreglass shingles + 2017 - Kitchen renovation/Stainless Steel Appliances + 2017 - 3/4 inch oak hardwood floor + July 2021 - Exterior Painting w/Towerthon/Elastomeric Coating + 2021 - Regency Electric Fireplace + 2021 - High-Efficiency Furnace / 50-gallon hot water tank w/10-year warranty + 2021 - 3-piece bathroom renovation + 2024 - Air Conditioning Unit, 90% Poly B removed and so much more! Living at its Best with nature, community, and wildlife at your doorsteps. You can take advantage of this sought-after west side corner of the city. Truly esta...

Recreational, Games room 29.83 Ft x 14.92 Ft

Bedroom 10.67 Ft x 8.83 Ft

3pc Bathroom .00 Ft x .00 Ft

Furnace .00 Ft x .00 Ft

Storage .00 Ft x .00 Ft

Living room 12.92 Ft x 11.92 Ft

Family room 15.50 Ft x 15.42 Ft

Laundry room 8.17 Ft x 5.92 Ft

2pc Bathroom Measurements not available

Foyer 10.00 Ft x 6.67 Ft

Primary Bedroom 14.92 Ft x 14.25 Ft

Bedroom 12.25 Ft x 11.42 Ft

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

Listing Presented By:



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## RE/MAX Realty Professionals

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Family room 15.50 Ft x 15.42 Ft

Kitchen 15.42 Ft x 9.00 Ft

Dining room 13.00 Ft x 9.50 Ft

Bedroom 11.92 Ft x 9.92 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available