

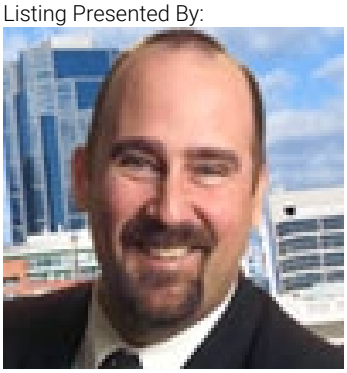
# 5790 Patina Drive Calgary Alberta

$559,900

An Incredible Opportunity to Renovate, Reimagine, and Make It Your Own! Located in the desirable community of Patterson, this 1.5-storey walk-out home offers over 2,000 sq. ft. of developed living space, an excellent floor plan, abundant natural light, and spectacular views from the upper deck. For buyers with a vision, this is an opportunity to transform an original home into something truly special. From the moment you enter, you'll appreciate the soaring vaulted ceilings, generous windows, and bright, open feel. The spacious living room features a gas fireplace and flows naturally into the kitchen and dining area, creating an inviting space for everyday living and entertaining. Step outside onto the upper deck, where the beautiful elevated views take centre stage, the perfect setting for morning coffee or relaxing at the end of the day. The thoughtfully designed main floor is ideal for those seeking the convenience of primarily single-level living. A generous primary bedroom features built-in storage and a private 5-piece ensuite, while a separate den, 2-piece powder room, and main-floor laundry add everyday functionality. Direct access to the double attached garage provides additional convenience. Upstairs, an open loft offers flexible space for a reading retreat, home office, or lounge, complete with an adjacent 3-piece bathroom. The fully developed walk-out basement provides additional living space with a recreation room, second gas fireplace, wet bar, pool table area, second bedroom with built-in desk, cold storage, and access to a covered lower patio. While the home retains much of its original finishes and would benefit from updating, the functional layout, vaulted ceilings, natural light, and exceptional views provide a fantastic foundation for renovation. Important improvements include the removal of all Poly-B plumbing and installation of a new furnace,...

Family room 25.50 Ft x 13.42 Ft
Recreational, Games room 15.42 Ft x 14.42 Ft
Bedroom 14.58 Ft x 14.17 Ft
Storage 9.50 Ft x 6.17 Ft
5pc Bathroom 11.00 Ft x 5.00 Ft
Furnace 15.33 Ft x 7.92 Ft
Primary Bedroom 15.33 Ft x 13.42 Ft
5pc Bathroom 11.33 Ft x 6.58 Ft
Foyer 9.33 Ft x 7.50 Ft
Den 14.08 Ft x 8.00 Ft
Laundry room 6.58 Ft x 5.08 Ft
2pc Bathroom 8.42 Ft x 2.92 Ft


Listing Presented By:



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Living room 19.17 Ft x 17.17 Ft

Kitchen 10.92 Ft x 9.92 Ft

Dining room 8.67 Ft x 8.67 Ft

Bonus Room 24.50 Ft x 15.33 Ft

3pc Bathroom 7.58 Ft x 6.25 Ft