



## 60 Patterson Hill Calgary Alberta

\$799,000

Desirable Patterson Estates! This executive home has been meticulously maintained and features an illegal suite on the walkout level! The main floor boasts luxury wide vinyl plank flooring, plus brand new carpet! The open living room/dining room combination with vaulted ceilings flows to the spacious family room, with its cozy feature fireplace and built-in oak bookshelves. The generously scaled gourmet kitchen offers nearly new high-end appliances, ample cabinetry, a center island, plus a sizeable eating nook. Completing this level is a 2-piece bath and a large laundry room, equipped with cabinets and a sink. The upper level features three bedrooms and a 4-piece main bath. The master suite is showcased with a Romeo and Juliet balcony with city views, and a "spa-like" ensuite bathroom with a jetted tub and separate shower. The walkout basement features an illegal suite, plus a 4th bedroom, full bathroom and a spacious entertainment area and plenty of storage space. The oversized double attached garage is drywalled/insulated, also equipped with a sink with hot and cold water. This home is ideal for families seeking to reside in the prominent area of Patterson Estates, a few minutes from the LRT/transit and easy access to downtown / U of C. Playground and soccer field nearby. Some of the best private and public schools are minutes from this home! Enjoy close proximity to Canada Olympic Park, off-leash dog parks and walking trails. This location is close to all amenities you require! (id:6769)

Other 15.33 Ft x 4.00 Ft

Primary Bedroom 14.17 Ft x 12.25 Ft

Bedroom 12.75 Ft x 9.08 Ft

Bedroom 12.75 Ft x 9.08 Ft

Other 5.92 Ft x 5.25 Ft

Other 3.75 Ft x 3.42 Ft

Other 5.58 Ft x 1.92 Ft

4pc Bathroom 6.00 Ft x 9.92 Ft

4pc Bathroom 5.58 Ft x 7.50 Ft

Other 3.42 Ft x 1.42 Ft

Kitchen 18.50 Ft x 11.92 Ft

Recreational, Games room 26.17 Ft x 15.58 Ft

Furnace 10.50 Ft x 19.08 Ft

Other 33.67 Ft x 15.33 Ft

Pantry 5.92 Ft x 2.42 Ft

Bedroom 12.50 Ft x 15.58 Ft

Other 9.92 Ft x 1.67 Ft

3pc Bathroom 5.00 Ft x 8.25 Ft

Foyer 9.08 Ft x 5.17 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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