



## 87 Patina Hill Calgary Alberta

\$549,900

Soaring over the city, in highly desirable Patterson, the view is breathtaking before you even enter this fabulous townhome! Boasting 1500 square feet of luxury living, this turn key home features large well balanced rooms and very functional layout. The natural light flooding into the living room enhances the beautiful site finished hardwood floor running throughout the living and formal dining area. Living room features gas fireplace, and opens to a large east balcony offering stunning city and valley view. The kitchen provides ample cabinets and quartz counter work surface and still has plenty of room for bistro seating. Convenient laundry on the main makes it a breeze. Step outside onto the west deck into a tranquil park setting with mature trees to enjoy absolute quiet and shade. Upstairs, the primary suite offers more stunning views, updated 5 piece ensuite, large closet and additional space for private relaxation or office. The second bedroom features access to another upgraded bath featuring a large walk in shower. Enjoy the convenience of a tandem garage for extra storage, gym or parking for 2 vehicles. This townhome is located on a closed cul de sac, offering endless parking but no traffic, 2 blocks from the historic Hart House. With close proximity to sports fields, schools, shopping, transportation and walking pathways, and offering quick access to the mountains, the location simply cannot be beat. Have it all, elegant living, country quiet, city views and location, the BEST of everything! (id:6769)

Primary Bedroom 18.58 Ft x 10.42 Ft  
Bedroom 16.08 Ft x 10.75 Ft  
5pc Bathroom 10.33 Ft x 6.17 Ft  
5pc Bathroom 10.33 Ft x 5.17 Ft  
Other 9.25 Ft x 12.75 Ft

Dining room 12.50 Ft x 8.33 Ft  
Living room 21.33 Ft x 12.67 Ft  
2pc Bathroom 5.92 Ft x 3.58 Ft  
Other 5.75 Ft x 11.33 Ft

Listing Presented By:



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