

\$1,780,000 - 14 Patina Lane Sw, Calgary

MLS® #A2263476

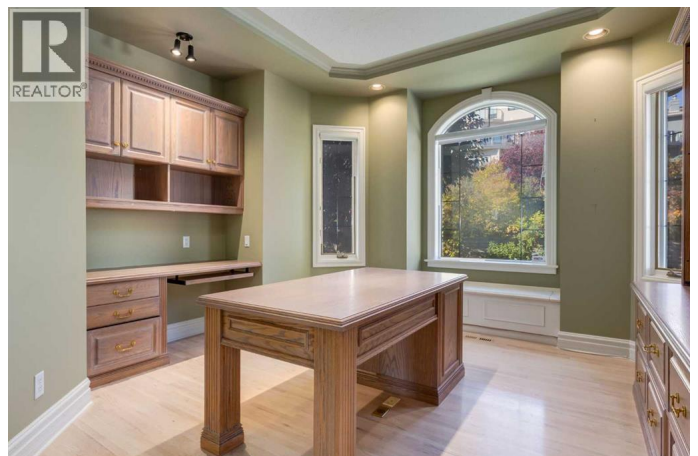
\$1,780,000

3 Bedroom, 3.00 Bathroom, 1,953 sqft

Single Family on 0.21 Acres

Patterson, Calgary, Alberta

Incredible property nestled in the prestigious Patterson community offering 3,625 SF of developed living space with HEATED triple attached garage, walkout basement and breathtaking views. Beyond the lovely curb appeal, you are welcomed into a large, tiled foyer where you will immediately appreciate the hardwood flooring throughout as well as the spaciousness and light-filled ambiance created by the high ceilings and wall to wall windows. At the heart of the residence is the chef's dream kitchen with quartz countertops, center island with breakfast bar, an abundance of cabinet space and nook with access to the expansive deck (32'x18') where you can enjoy the views and summer entertaining. The living room features a cozy gas fireplace and formal dining area allows ample space for friends and family. A primary bedroom with walk-in closet and 5 piece ensuite, home office complete with a built-in desk and bookshelves, powder room and laundry/mud room area also found on this level. The walk-out basement is a bright haven complete with a full service wet bar, family room with gas fireplace, games area, 2 additional bedrooms with share a 5 piece bathroom and loads of storage space. You will LOVE summers to enjoy the incredible, private backyard with mature landscaping and extensive patio space. To fully appreciate the beauty of this property, it must be experienced in person. Don't miss your chance to own this exceptional home in the well-established Patterson community, just



moments away from schools, shopping, and amenities. Book your showing today! (id:6289)

Built in 1996

Essential Information

Listing #	A2263476
Price	\$1,780,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,953
Acres	0.21
Year Built	1996
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	14 Patina Lane Sw
Subdivision	Patterson
City	Calgary
Province	Alberta
Postal Code	T3H3N4

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Treed, Wet bar, Closet Organizers
Parking Spaces	6
Parking	Attached Garage, Garage, Heated Garage, Oversize
# of Garages	4

Interior

Appliances	Refrigerator, Cooktop - Electric, Dishwasher, Microwave, Oven - Built-In, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2

# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone, Stucco
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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