

**22, 5810 Patina Drive SE
Calgary, Alberta**

MLS # A2216071



\$549,900

Division:	Patterson		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,441 sq.ft.	Age:	1990 (35 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 493
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer

Whether you're looking to downsize or move up from apartment living, this spacious 3-level walkout townhome offers comfort, privacy, and a unique connection to nature. Backing onto a beautiful environmental reserve with mature trees and wildlife, you'll enjoy peaceful views year-round and even a glimpse of the downtown skyline in the winter months. Inside, the home features a bright, open-concept design with vaulted ceilings, cherry hardwood flooring, and a south-facing backyard that fills the space with natural light. There are two generous primary bedrooms, each with a private ensuite - one featuring a luxurious steam shower for a spa-like experience at home. 3 full bathrooms and a half bath - ideal for guests. You'll also find two cozy fireplaces, a spacious kitchen with a gas stove (wired for electric if preferred), and central A/C. The walkout level includes a flexible office or hobby space, laundry, storage, and access to your private outdoor area. Enjoy the convenience of a single attached garage, low-maintenance living, and shared access to public tennis courts, without the extra cost in your condo fees. This well-cared-for complex offers a strong sense of community, friendly neighbours, and a quiet, tucked-away feel, while still being close to transit, shopping, and major routes for commuting. If you're seeking a home that blends lifestyle, space, and connection to nature, this is one to see. Book your showing today!