

214 PATTERSON Hill SW
Calgary, Alberta

MLS # A2220076



\$948,000

Division:	Patterson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,362 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Concrete Driveway, Double Garage Attached, Front Drive, Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Brick/Mortar, Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s)		
Inclusions:	N/A		

}}} OPEN HOUSE SAT AND SUNDAY 2-4 PM {{{ LOCATION...LOCATION...LOCATION, SIDING & BACKING ONTO GREEN SPACE/RAVINE OFFERING MAGNIFICENT UNUBSTRUCTED VIEWS OF THE RIVER VALLEY! FULLY DEVELOPED WALK-OUT BUNGALOW WITH OVER 2,500 SF ON 2 LEVELS. OPEN STAIRCASE TO LOWER LEVEL FAMILY ROOM W/GAS FIREPLACE, 2 MORE BEDROOMS, 4 PIECE BATH AND DEN. MANY EXTRAS & UPGRADED FEATURES: FULL WIDTH BALCONY OFF MAIN FLOOR W/GLASS RAILINGS AND PATIO BELOW, CUSTOM BUILT LEGACY DESIGNER KITCHEN CABINETS, ISLAND/BREAKFAST BAR AND GRANITE COUNTER TOPS, INDUCTION COUNTER TOP STOVE, DRAMATIC PICTURE WINDOWS ABOVE OPEN STAIRCASE HAVE TRIPLE GLAZED WINDOWS, MAIN AREA FLOORS ARE SOLID HARDWOOD, MASTER BEDROOM & FAMILY ROOM HAVE ENGINEERED HARDWOOD FLOORS, VAULTED CEILINGS ON MAIN FLOOR, CEILING FANS, GAS HOOK UP FOR BBQ AND UNDERGROUND SPRINKLERS. (NO POLY B) JUST MOVE IN AND ENJOY!