

**11 Patrick View SW  
Calgary, Alberta**

**MLS # A2229477**



**\$1,099,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,725 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Double Vanity, French Door, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** NONE

Reduced!! Unbeatable Value of this hilltop walkout home with both East & West side views in desirable Patterson! Welcome to 11 Patrick VW, an artistic designed 4-bedrooms, 3.5-bathrooms fully upgraded home offering over 4200 sqft of living space in stunning finishing! The main floor features grand entrance with open to above foyer, vaulted ceilings in living room, designer's pillars, and a dramatic 4-way see-through fireplace that separates the open-concept living! Chef-inspired gourmet kitchen packed with granite counter tops and stainless steel appliances that flows seamlessly into the dinning/living area. The bright eating nook is surrounded by floor to ceiling windows that allow abundance natural lights floods in anytime during the day. A private den with arched window and a spacious half bath which opens both ways to mud room & living room finishes this level. Upstairs, you'll find 3 gorgeous bedrooms and a luxurious primary suite designed for ultimate comfort and relaxation, which comes with a renovated ensuite (2024). It features double vanities, glass enclosed walk-in shower and a stylish tub with incredible views through the corner windows. In the walk-out level, there's a 4th bedroom, a massive recreation area for all your entertainment needs, a wet bar with heated tile floor, and a full bathroom with dual steam shower, making it an inviting and versatile space for guests or extended family. Lots of storage place under the stairs and also besides utility room. Long term owners have been treated this home with love and care include working sprinkler system, new roof (2018), furnace (2017), HWT (2017), water softener (2017), PEX plumbing(no poly B) 2024, new windows upstairs (2018), brand new carpet & 2 washrooms upstairs (2024). Nestled on a quiet lot backing onto environmental reserve with walking distance to parks & playgrounds, fast

access to shopping & transportation, this prestige home is offering a rare opportunity in one of Calgary’s most scenic and highly demand neighborhoods. Make it your home today!