



GRASSROOTS
REALTY GROUP

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209 Patterson Hill SW
Calgary, Alberta

MLS # A2214569



\$899,900

Division:	Patterson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,422 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Baseboard, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Suspended Ceiling, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Incredible 3-bedroom 3-bathroom bungalow in quiet & desirable Patterson – Welcome home to 209 Patterson Hill SW! This home has been beautifully maintained and showcases a bright & spacious open concept layout on the main level with vaulted ceilings – perfect for everyday living & entertaining. The gourmet kitchen is complete with granite countertops, stainless steel appliances, corner pantry, center island & counter seating. A casual dining area and spacious living area are framed by large windows, a cozy gas fireplace, and patio doors with steps out to the deck & backyard with southwest exposure. An additional formal dining room ensures you have space for all your family and friends. The primary suite features a luxurious 4-piece ensuite bath with a jetted soaker tub & walk-in shower, a walk-in closet, & patio door access to the deck. A second spacious bedroom, 4-piece bathroom, and coveted main floor laundry complete the main level. Downstairs, you will find the 3rd bedroom and bathroom, a large & open recreation/family room with a built-in bar, and a storage/utility room. Don’t miss the beautiful landscaping, mature trees, and double attached garage! Featuring a prime location close to beautiful Paskapoo Ravine, Winsport Park, Westside Recreation Centre & an abundance of shopping/dining amenities. Easy access throughout the city on nearby Stoney Tr, close to LRT/transit, & only 50 minutes to Canmore! Book your viewing today!