



GRASSROOTS
REALTY GROUP

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**378 Patterson Boulevard SW
Calgary, Alberta**

MLS # A2313238



\$1,579,900

Division:	Patterson		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,884 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Concrete, Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, French Door, High Ceilings, No Smoking Home, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Elegant Walk-Out Estate home in Patterson Hills. The spacious foyer reveals the spiral staircase to the second floor, enclosed main floor den & elegant formal dining room. A three-way fireplace with custom built-in cabinetry separates the living room and casual family room w/dry bar area - all offering amazing views through oversize windows. Open concept Kitchen/breakfast nook provide the perfect setting for casual dining w/high end stainless appl's fit to impress any chef. The upper level has 4 bedrooms, laundry room, elegant master suite with hardwood flooring & spacious closet & ensuite w/steam shower & audio system w/stunning views! Walk-Out level features Family Room with fireplace, 5th bedroom, bath & nanny/in-law quarters. Enjoy the endless backyard views on the ~1/4 acre lot w/concrete and covered patio. Perfect location - minutes to West LRT transit, easy downtown commute, schools, pathways & all amenities close by.