



GRASSROOTS

REALTY GROUP

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**56 Patterson Crescent SW
Calgary, Alberta**

MLS # A2324520



\$1,499,000

Division:	Patterson		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	3,142 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: n/a

Fully renovated 3140sqft 2-storey split walkout in Patterson Estates - w triple attached garage on a 10,000sqft pie lot. This home is both elegant and majestic with large principal rooms: vaulted with exposed wood beams / circular staircase / flat finished ceilings / 3/4" engineered oak flooring / two wood burning fireplaces / white oak accents / and exquisite tile work throughout. The main floor alone is 2000sqft. There are a total of 5 bedrooms, 3 full and 1 half bath, 2 laundry rooms, and main floor den. This was a renovation down to the studs with all new plumbing, new electrical, new windows, new kitchen, new baths, new flooring, and new lighting. Spotless and impeccable. Kitchen and dining features gloss white cabinets, feature glass wall, 6 burner gas cooktop, 2 built in ovens, built-in microwave, and wine fridge. The walk-out basement is enormous with undending options for media and recreation plus ample storage and work space. Triple car garage, rubber tile roof, 3 furnaces (thermostats for each level), large yards, balcony/decks on all 3 levels. Well worth viewing! 56 Patterson Crescent SW.