



**GRASSROOTS**

REALTY GROUP

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**104 Patina Point SW**  
**Calgary, Alberta**

**MLS # A2325359**



**\$450,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,391 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 464
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d50
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, See Remarks, Storage		

**Inclusions:** N/A

Surrounded by mature trees and walking paths, this beautifully maintained home offers everyday comfort just 15 minutes from downtown. Fresh interior paint, central air conditioning, Telus fibre optic wiring and a heated garage add practical value, while pathways winding through the neighbourhood begin right beyond the shared backyard. Arriving home is easy with a welcoming foyer featuring a convenient closet to tuck away coats and shoes. Flexibility continues on the entry level where the former tandem garage has been thoughtfully renovated, creating a heated bonus space that adapts beautifully as a home gym, hobby room, office or studio while still retaining an attached single garage. Gather around the gas fireplace as oversized windows fill the living room with natural light and tranquil views of the mature trees beyond. Conversation flows naturally into the adjacent dining area, creating an inviting setting for entertaining or everyday meals. Preparing dinner becomes a pleasure in the bright kitchen where abundant white cabinetry, a stainless steel double oven, stylish backsplash and space for a dining table come together beneath updated designer lighting. Nearby laundry and a convenient powder room simplify busy routines. At the end of the day, retreat to the spacious primary bedroom where large windows, an expansive closet and cheater access to the beautifully appointed bathroom create a peaceful escape. Indulge in the jetted soaker tub before settling in for the evening, while 2 additional bedrooms easily accommodate children, guests or another home office. Extend your living space outdoors onto the generous rear deck, perfectly suited for summer barbecues, morning coffee or relaxing among the mature trees. Beyond the deck, shared green space blends seamlessly into the adjoining walking paths, offering endless opportunities for outdoor

enjoyment. Life here places you within walking distance of an off-leash dog park and only minutes from Edworthy Park, the 69 Street CTrain Station, shopping, schools and convenient west-side amenities, combining natural surroundings with exceptional everyday convenience.