



GRASSROOTS
REALTY GROUP

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501 Patterson View SW
Calgary, Alberta

MLS # A2333834



\$579,900

Division:	Patterson		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,682 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 965
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d21
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: none

Welcome home to Patterson Bluffs, a beautifully maintained enclave surrounded by nature at its finest with scenic ponds, winding walking paths, lush treed areas, a community garden, and an exclusive clubhouse. With over 1,680 square feet of brilliantly designed living space, this home comes complete with an oversized, heated, double-attached garage. Inside, a bright open-concept layout is highlighted by vaulted ceilings, modern color tones, newer designer laminate flooring, in-floor heating, renovated bathrooms, and abundant storage throughout. The main living experience centers around sweeping, panoramic views of Calgary's downtown skyline and river valley, best enjoyed from two expansive private decks. The dedicated bedroom level features 3 spacious rooms with plush, newer carpeting and custom California closets. The sunlit primary retreat boasts generous closet space and a newly renovated 5-piece spa-inspired ensuite with a double vanity, a glass-enclosed shower, and a deep soaking tub. Both the primary and second bedrooms enjoy direct access to a private east-facing deck, the ultimate spot to savor your morning coffee as the sun rises. An updated 4-piece family bathroom and a dedicated laundry room equipped with newer appliances round out this level. Ascending to the top floor, you will find a light-soaked living space wrapped in windows on all four sides. The airy living room features vaulted ceilings and a gas fireplace with an elegant tile surround, and it flows effortlessly into the dining area and a well-appointed kitchen. The kitchen is outfitted with stainless steel appliances, a breakfast bar, pantry, ample counter space, a corner sink framed by a south-facing window, and a dedicated office nook. Step outside onto the deck to take in the impressive mountain horizon by day and watch the downtown city skyline twinkle as evening falls. Perfectly

situated to enjoy the best of the west side, you are just minutes from neighborhood shops, dining, transit, West Side Rec, and Canada Olympic Park, with direct access to downtown Calgary and a straight shot out to the mountains. Call today for your personal viewing.