



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

459 Patterson Boulevard SW
Calgary, Alberta

MLS # A2336567



\$699,000

Division:	Patterson
Lot Size:	0.21 Acre
Lot Feat:	Backs on to Park/Green Space, City Lot, Few Trees, Near Ski Hill, No B
By Town:	-
LLD:	-
Zoning:	R-1s
Water:	-
Sewer:	-
Utilities:	-

The point at Patterson. Huge lot front 58' X 170' deep for your dream home. Plot plan attached. Bring your plans and your own builder. Private lot with an abundance of green space, scenic natural reserve on the back, breathtaking scenic Bow River valley views from the front, walking paths and trails. The magnificent lot truly provide an exemplary balance of elegance and function, architectural controls in place to maintain high quality and standards in the community. Fully serviced lot and ready for immediate development. Price doesn't include GST.