



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

706 Patterson View SW
Calgary, Alberta

MLS # A2343652



\$749,900

Division:	Patterson		
Type:	Residential/Other		
Style:	5 Level Split		
Size:	1,307 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Fruit Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 874
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d21
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Skylight(s), Track Lighting, Vaulted Ceiling(s)		
Inclusions:	Ceiling Fan		

Welcome to this exceptional 3-bedroom, 2.5-bathroom executive home offering 2,435 sq. ft. of fully developed living space in the highly sought-after community of Patterson. Here, breathtaking views, soaring vaulted ceilings, and a tranquil, tree-lined setting create a truly unforgettable living experience. Perfectly positioned to capture incredible vistas while being surrounded by mature trees, this home offers a rare sense of privacy and serenity just minutes from downtown Calgary. From the moment you step inside, you'll be captivated by the dramatic vaulted ceilings and expansive windows that flood the home with natural light while framing the spectacular views. Designed for both everyday living and entertaining, the main living space is anchored by a stunning floor-to-ceiling stone fireplace, beautifully renovated to create a warm and sophisticated focal point. The heart of the home is the completely redesigned gourmet kitchen, thoughtfully crafted with custom cabinetry, elegant granite countertops, and a striking leather-textured granite island that offers both style and functionality. Whether preparing family meals or hosting guests, this space is sure to impress. Retreat to the spacious primary suite, where the fully renovated spa-inspired ensuite provides a luxurious escape to unwind at the end of the day. Two additional well-appointed bedrooms offer flexibility for family, guests, or a home office. Even the laundry room has been completely reimaged with thoughtful design and improved functionality, while the garage features professionally finished epoxy flooring for a clean, polished look. Set amongst mature trees with exceptional privacy, this home offers the perfect balance of nature and convenience. Enjoy peaceful mornings overlooking the surrounding landscape, relaxing evenings with spectacular sunsets, and the comfort of knowing you're just minutes from

downtown Calgary, exceptional schools, parks, pathways, shopping, and all the amenities the city's desirable west side has to offer. Meticulously updated throughout, this remarkable home combines timeless architecture with high-end renovations, breathtaking views, and an unmatched setting. Offering a generous amount of living space and an extraordinary blend of luxury, privacy, and tranquility, this is a rare opportunity to own one of Patterson's most impressive homes. NOTE: Condo fees include natural gas and water.