



GRASSROOTS
REALTY GROUP

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12 Patina Hill SW
Calgary, Alberta

MLS # A2345850



\$1,475,000

Division:	Patterson		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,211 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Cul-De-Sac, Few Trees, Landscaped, Low Maintenance Landscape, See Ren		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Fridge in Basement, Garage door opener 3 remotes, Available for purchase: Pool table and accessories, Office: deck, table and Credenza		

Panoramic City Views! Welcome to 12 Patina Hill SW, an exceptionally spacious executive bungalow offering nearly 4,000 sq. ft. of developed living space in the established west Calgary community of Patterson. Surrounded by mature trees and beautifully landscaped grounds, this distinctive home combines generous proportions, extensive updates and a versatile layout designed to take advantage of its elevated setting. The impressive 2,210 sq. ft. main level welcomes you with warm hardwood flooring, high ceilings, architectural detailing and an abundance of natural light. Formal and casual living spaces provide plenty of room for everyday living and entertaining. The formal dining room is ideal for gatherings, while the expansive living room is anchored by a stone-faced fireplace. A separate front OFFICE/DEN provides an excellent dedicated workspace. At the heart of the home, the kitchen features extensive cabinetry, granite countertops, a substantial centre island and updated appliances, including a BOSCH stovetop, dishwasher and double wall oven, all installed in 2025. The adjoining dining nook is surrounded by windows and opens directly onto the expansive upper balcony—perfect for morning coffee, entertaining or simply enjoying the CITY VIEWS. The main level offers TWO BEDROOMS, including a generous primary retreat with an upgraded 5-piece ensuite. A second bedroom, another 5-piece bathroom and convenient laundry/mudroom complete the level, providing the ease and functionality of true main-floor living. The lower level adds approximately 1,750 sq. ft. of developed space, with large windows and direct access to the covered patio and beautifully landscaped, low-maintenance yard. Here you’ll find a spacious family room with fireplace, games/rec room, BAR, TWO additional bedrooms, a 5-piece bathroom and versatile flex

space—an outstanding layout for family, guests, hobbies or entertaining. Extensive additional storage adds even more practicality. Notable improvements include hardwood flooring, triple-pane windows throughout the majority of the home and triple-pane sliding doors, an upgraded primary ensuite, updated bathroom countertops, new blinds and curtains, R-63 attic insulation, water softener, plus a new washer and dryer. The PRIDE OF OWNERSHIP, meticulous maintenance and immaculate care of this property are evident throughout. Outside, the property truly shines. Mature trees, established landscaping, stone pathways and lush greenery create a private, PARK-LIKE SETTING, complemented by an expansive upper balcony and covered lower patio. This property has exceptional CITY VIEWS and a beautifully established setting, this is a rare opportunity to enjoy spacious bungalow living in desirable Patterson with access to great schools, parks, pathways, easy access to Downtown, Westside Rec center, Ctrain, and shopping. Come and book your private viewing of this Magnificent Property today!