



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1705 Patterson View SW
Calgary, Alberta

MLS # A2349107

\$504,900

Division:	Patterson		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,461 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	No Back Lane, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 803
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	M-CG d21
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Vaulted Ceiling(s)		

Inclusions:	Brick stumps in back yard
--------------------	---------------------------

Discover a home with character in Patterson Bluff, where bold finishes, thoughtful design and a surprisingly spacious layout come together. The inviting living room features a beautiful marbled fireplace, flowing into a generous adjoining space perfect for a dining area or second living room. In the kitchen, matte black cabinetry, a mint-coloured backsplash and striking Black Forest granite countertops create a distinctive, modern look. Upstairs, the spacious primary retreat impresses with vaulted ceilings, a large bay window and plenty of room to unwind. A walk-in closet leads to a five-piece ensuite with dual sinks, a separate shower and a full-sized bathtub. Two additional bedrooms offer flexibility for children, guests or a home office, with a full bathroom nearby. The finished basement provides even more room to relax, entertain or create a space tailored to your needs, complete with an additional full bathroom. With three full bathrooms and a convenient main-floor powder room, the home offers everyday functionality to match its style. Outside, the L-shaped backyard offers more space than you might expect, with room to garden, entertain or simply enjoy your own outdoor retreat. An attached single garage adds everyday convenience. Located in the established community of Patterson, you're close to parks, pathways, shopping and major routes. A home that blends distinctive style with versatile living spaces, both inside and out. Come discover everything it has to offer!