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Calgary/Patterson

54 PATTERSON PA SW

\$849,000

Detached

- Style:** 2 Sty Split
- Bedrooms:** Above: 3 / Ttl: 4
- Bathrooms:** Full: 4
- Rooms Above:** 8
- Floor Area:** 281 SqM / 3,020 SF
- Year Built:** 1992
- Taxes:** \$5,528 / 2013
- Possession:** 30 Days negotiable



This luxury, executive home located in the heart of sought after Patterson has pride of ownership and is very well kept. This is for those who like elegance, lots of room and a quiet location with excellent city views. The spacious balcony off of the master is one retreat on the front and another off of the kitchen eating area to relax on. Wonderful entertaining throughout and especially in the recreation room downstairs. Numerous built-ins, cathedral ceilings, "A" class dining area, gas fireplaces in living and family rooms. The dramatic entry shows off the featured staircase. Main floor laundry. The exterior has been virtually painted to give another idea for how you might like it. Note the square footage coupled with the excellent condition of this home and you have real value!



- Goods Included:** Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener-2 Control, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings-All
- Features:** Air Conditioning-Central, Balcony, Ceiling 9 ft., No Animal Home, No Smoking Home, Patio, Skylight, Vaulted Ceiling
- Parking:** Enclosed: 2 Total: 4 Double Garage Attached

