

\$699,900 - 5008 Patricia Landing Sw, Calgary

MLS® #A2119253

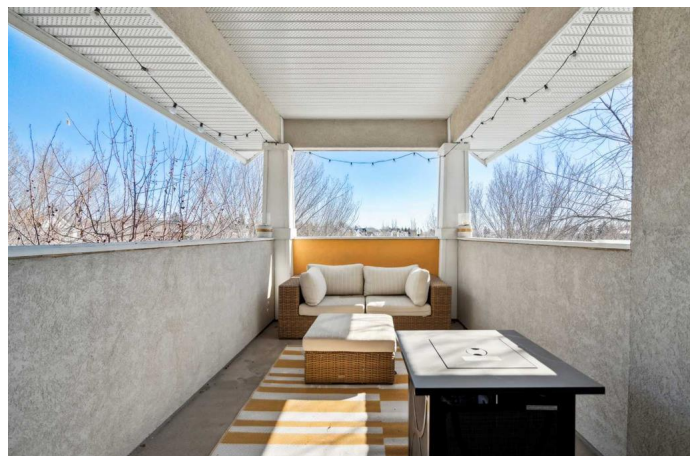
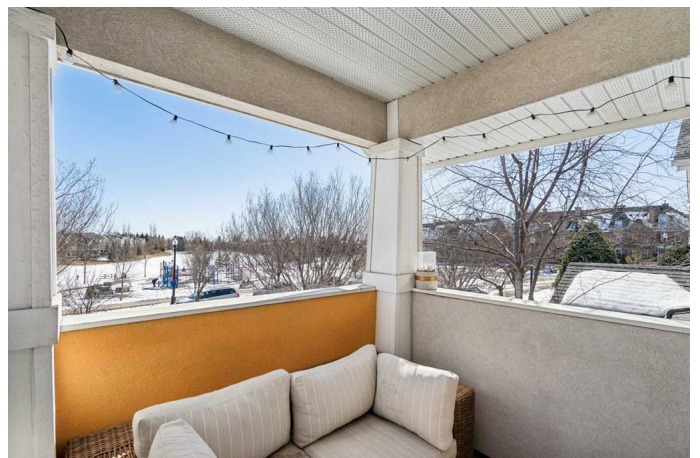
\$699,900

2 Bedroom, 4.00 Bathroom, 1,722 sqft

Residential on 0.06 Acres

Garrison Woods, Calgary, Alberta

This amazing, fully finished condo is FACING MOREUIL PARK and is an easy ten minute walk to restaurants & shopping & even closer to schools! There's more that 2560 sq ft of quality living space on all three levels of this home and it features 9 foot ceilings on every level with even higher 19.1 foot ceilings above the open main floor living room! It's move in ready and highlights include the kitchen with quartz counters (2017), breakfast bar, a walk in pantry and stainless steel appliances. There's also a spacious dining area along with a cozy living room with a beautiful gas fireplace that has stone accents and an art niche above. You'll also enjoy the main floor Master bedroom with walk in closet and a stunning upgraded en suite (2018) that has double sinks and a massive walk in shower. Upstairs you'll find a large bonus room, a dedicated office space, full bathroom, a second bedroom and access to the upper deck area that has fantastic park views! In the basement there is a HUGE combination family/games room area, a work out room the could be converted to a guest bedroom/den space, a full bathroom, under stair storage and the laundry - furnace room (new high efficiency model added in 2019). Please note that there are rough ins for the washer and dryer in the main floor kitchen pantry. It could easily be converted back to main floor laundry. Also note that the attic insulation was added to in 2019. As well don't forget the insulated double attached garage with an inside entrance.



Enjoy excellent access to Crowfoot Trail along with many schools including Masters academy & Lycee Louis Pasteur which are literally just one block away and Altadore Primary school and Rundle Academy that are six blocks away! This would make an excellent home for families with older kids or for empty nesters!

Built in 2005

Essential Information

MLS® #	A2119253
Price	\$699,900
Sold Price	\$699,900
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,722
Acres	0.06
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	5008 Patricia Landing Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6P4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Insulated

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Landscaped, Street Lighting, Underground Sprinklers, See Remarks, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 2nd, 2024
Date Sold	April 16th, 2024
Days on Market	14
Zoning	M-CG d39
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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