

\$1,099,000 - 94 Patterson Hill Sw, Calgary

MLS® #A2128925

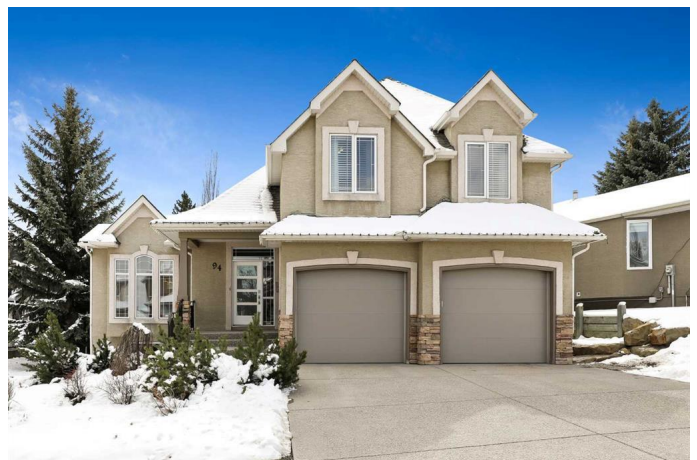
\$1,099,000

4 Bedroom, 4.00 Bathroom, 2,318 sqft

Residential on 0.14 Acres

Patterson, Calgary, Alberta

Beautifully updated 4 bed/3.5 bath home in Patterson with air conditioning, upstairs laundry, triple tandem garage, built-in speakers, central vacuum. Discover remarkable design and finishing in this 2-storey home boasting over 3300 sq. ft. of living space. Impressive architecture includes vaulted ceilings, archways and staircases which provide a feeling of comfortable luxury the moment you walk through the door, all without sacrificing function and practicality. The dream kitchen features unlimited storage within the gorgeous extended cabinetry, a marble backsplash, quartz countertops, and a massive island with a breakfast bar. It's a beautiful casual gathering place for family and friends. Stainless steel appliances include a 6-burner gas range, a second built-in oven by "Dacor", "Frigidaire Professional" built-in 33" refrigerator and 33" freezer, wine fridge, dishwasher, and built-in microwave. Garden doors lead to a south-facing deck with composite flooring and a concrete exposed aggregate patio, complementing the professionally landscaped yard. The adjoining Great Room, flooded with natural light by large windows, contains a gas fireplace and TV surrounded by a custom-paneled wall. The spacious formal dining room with vintage leaded-glass divider and large windows is a delightful space for family and friends to gather for those special occasions. A very functional boot room with a vanity and sink provides plenty of storage and leads to the attached



triple tandem garage with new doors. A lovely 2-piece powder room completes the main floor. The master retreat and ensuite on the second floor boast vaulted ceilings, a walk-in closet, a unique open shower, soaker tub, and double vanity. Two additional spacious bedrooms, a 4-piece bath with heated tile floor, and an office space complete this level. The lower floor provides a large Games Room, Family Room with a second fireplace, the 4th bedroom, 3-piece bath, and a mechanical room with more storage. This is not your average home. Don't miss an opportunity to see it. Contact your favorite realtor today for a private viewing.

Built in 1997

Essential Information

MLS® #	A2128925
Price	\$1,099,000
Sold Price	\$1,210,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,318
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	94 Patterson Hill Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H 3J3

Amenities

Parking Spaces 5

Parking Front Drive, Garage Faces Front, Insulated, Tandem, Triple Garage Attached

Interior

Interior Features Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Appliances Built-In Freezer, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Gas Range, Instant Hot Water, Microwave, Washer, Wine Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Basement, Blower Fan, Family Room, Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description City Lot, Irregular Lot

Roof Asphalt Shingle

Construction Concrete, Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 4th, 2024

Date Sold May 7th, 2024

Days on Market 3

Zoning R-C1

HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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