

\$1,100,000 - 132 Patterson Drive Sw, Calgary

MLS® #A2141170

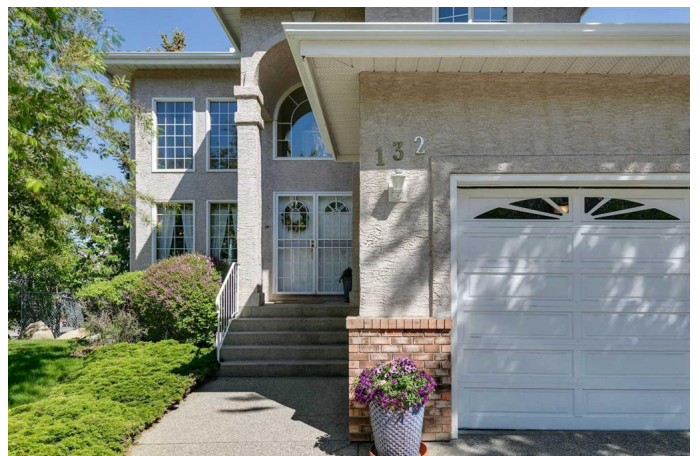
\$1,100,000

5 Bedroom, 4.00 Bathroom, 2,520 sqft

Residential on 0.15 Acres

Patterson, Calgary, Alberta

JUST LISTED in Patterson! Fully finished 2 storey WALKOUT with AMAZING PANORAMIC VIEWS of the Bow River Valley and Nose Hill Park! Situated on a LARGE PRIVATE CORNER LOT with no neighbours on one side. QUIET STREET LOCATION and PASKAPOO SLOPES right out your back door where youâ€™ll find endless walking and biking paths. AMAZING FLOOR PLAN - The living room has SOARING OPEN TO ABOVE CEILINGS and MASSIVE WINDOWS. Formal dining room conveniently located right off the kitchen, open concept family room and kitchen at the back of the home to take in the AMAZING VIEWS. WHITE KITCHEN CABINETRY with PULLOUT DRAWERS, BUILT-IN OVEN & MICROWAVE, PANTRY, HARDWOOD FLOORING, gas fireplace, custom built-in cabinetry, and more! The kitchen nook door leads to the PRIVATE MAINTENANCE FREE UPPER DECK. Convenient main floor WORK FROM HOME OFFICE with French doors. The beautiful CURVED SPINDLE RAILING STAIRCASE leads to the upper level where youâ€™ll find 3 LARGE BEDROOMS including the HUGE PRIMARY BEDROOM with desk area, 5 PCE ensuite, AMAZING VIEWS, 2 LARGE KIDS BEDROOMS, and 4 PCE bathroom. The lower WALKOUT level has LARGE WINDOWS, great sized recreational area, 2 ADDITIONAL BEDROOMS, 4 PCE bathroom, and a PRIVATE LOWER PATIO AREA. LARGE MECHANICAL ROOM FOR STORAGE! So



many extras in this home - NEWER ROOF (2014), large garage with high ceilings for extra storage, pot lights, open rise staircase, landscaped beautifully, the list goes on and on! This home has been meticulously cared for over the years! \$1,100,000. Book your showing today as this property shows beautifully, is priced to sell and will not last long!

Built in 1992

Essential Information

MLS® #	A2141170
Price	\$1,100,000
Sold Price	\$1,144,200
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,520
Acres	0.15
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	132 Patterson Drive Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3B1

Amenities

Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Insulated

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Double Vanity, French Door, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, See Remarks, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Lawn, Landscaped, Pie Shaped Lot, Private, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	June 19th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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