

\$574,900 - 65, 5810 Patina Drive Sw, Calgary

MLS® #A2144064

\$574,900

2 Bedroom, 3.00 Bathroom, 1,592 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Welcome to your substantially renovated 2 bed/2.5 bath townhome in the highly desirable community of The Terraces in Patterson, SW Calgary! This exquisite home combines modern elegance with cozy charm, offering a perfect blend of comfort and luxury. Step into a home that underwent a masterful renovation in 2017. The stunning main floor features rich Brazilian walnut hardwood floors and vaulted ceilings. The updated kitchen is a chef's dream, showcasing high-end stainless steel appliances, including a gas stove and a custom metal range hood fan with brass trim. Flat ceilings and pot lights illuminate the kitchen, while the island and undermount sink enhance functionality. Trendy blue cabinets with gold hardware, luxury slate and marble countertops, a full-height subway tile backsplash, and a built-in pantry complete this stylish kitchen. The breakfast nook, enhanced by a structural beam, seamlessly connects to your outdoor living space and living room, creating an open, inviting space perfect for entertaining. One of the standout features of this home is the private back deck, backing onto a lush green belt. Enjoy the ideal mixture of westerly sun, shade, and privacy of mature trees, making it an ideal spot for outdoor living and relaxation. The grand formal dining space, adorned with vaulted ceilings and a gas fireplace, offers endless possibilities for customization. It also provides access to the east-facing front deck, the perfect spot to enjoy morning coffee while soaking in beautiful



sunshine. A convenient half bath with an antique vanity completes this level. Retreat to the primary bedroom, featuring a walk-through closet and a fully renovated ensuite bathroom with a custom tile shower. The upper floor boasts two generously sized bedrooms, an additional full bathroom, and a versatile den that can be used as a library, office, or flex space. The cozy basement, complete with a gas fireplace, provides additional space for recreation and relaxation. The functional laundry room, enhanced by California Closets, ensures ample storage solutions. Additional updates throughout the home include new light fixtures, a newer Vacuflo system, replaced poly-B plumbing, central air conditioning added in 2021, and a high-efficiency furnace. Parking is a breeze with a single attached garage, additional driveway space, and nearby visitor parking. This well-run condo corporation offers low maintenance, lock-and-leave style living, perfect for snowbirds or empty nesters. Don't miss your chance to own this stunning townhome in one of Calgary's most sought-after communities, which provides access to various amenities, including shopping, tennis courts, restaurants, parks, excellent schools, transit and more. Experience the perfect blend of modern luxury and natural beauty and schedule a viewing today.

Built in 1990

Essential Information

MLS® #	A2144064
Price	\$574,900
Sold Price	\$574,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,592
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	65, 5810 Patina Drive Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H2Y6

Amenities

Amenities	Parking, Racquet Courts, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Concrete Driveway, Drive Through, Front Drive, Garage Door Opener, Garage Faces Front, Parking Pad, Single Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Recreation Facilities, WaterSense Fixture(s)
Appliances	Dishwasher, Dryer, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Dining Room, Gas, Metal, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Tennis Court(s)
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped

Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2024
Date Sold	July 17th, 2024
Days on Market	7
Zoning	M-CG d30
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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