

# \$949,000 - 110 Patterson Hill Sw, Calgary

MLS® #A2154949

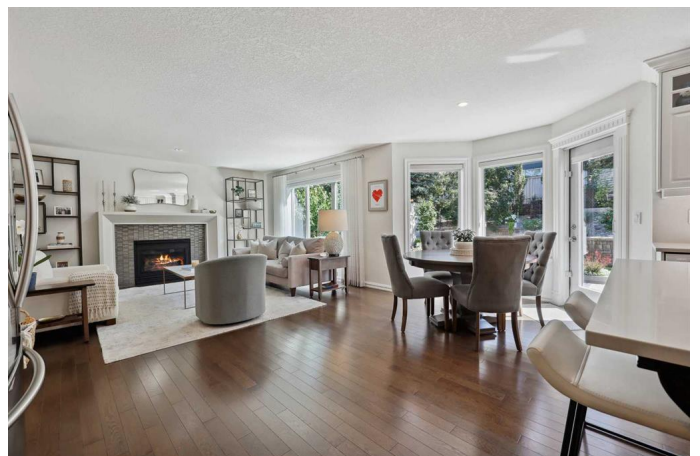
**\$949,000**

4 Bedroom, 4.00 Bathroom, 1,944 sqft

Residential on 0.11 Acres

Patterson, Calgary, Alberta

**\*\* NEW PRICE ALERT \*\*STUNNING PATTERSON HOME\*\*PRIVATE YARD\*\*CUSTOM RENOVATION\*\*** Located on a quiet street in one of Calgary's most desirable communities. This gorgeous 2-story "3 bedroom plus main floor den" home sits on a MASSIVE landscaped homesite with many mature & healthy trees. Inside, this bright, classic executive design offers a front flex room & semi-formal dining room all open to the kitchen and family room. The updated kitchen features classic white cabinets/doors, glass inserts, quartz countertops, newer stainless steel appliances, glass tile and quartz backsplash, a undermount stainless sink, a central island with breakfast bar, wood cabinet + fridge enclave, and modern light/plumbing fixtures. The "SUNNY MORNING" breakfast nook has views of your private OASIS. Check out the summertime photos. The family room features a modern gas fireplace w/tile & mantle. Upstairs, you'll find 3 nicely sized bedrooms. The stately primary suite has an oversized walk-in closet & a 5-piece en suite with a jetted tub & separate shower. The basement is fully finished with a 30' x 15' rec room with electric fireplace, bedroom, full bath and utility area. Other impressive upgrades & updates list include white painted doors and casings, baseboards and trim, spindle + railings, carpets, light fixtures, 2015 "30-year fibreglass shingles + 2017 "Kitchen renovation/Stainless Steel Appliances + 2017 "¾ inch oak hardwood floor + July 2021



â€“ Exterior Painting w/Towerthon/Elastomeric Coating + 2021 â€“ Regency Electric Fireplace + 2021 â€“ High-Efficiency Furnace / 50-gallon hot water tank w/10-year warranty + 2021 â€“ 3-piece bathroom renovation + 2024 - Air Conditioning Unit, 90% Poly B removed and so much more! Living at its Best with nature, community, and wildlife at your doorsteps. You can take advantage of this sought-after west side corner of the city. Truly estate living with quality lifestyle being so close to first-class golf courses, schools, parks, playgrounds, COP, off-leash dog park, transit, shopping, Hospital, road and highway infrastructure access all nearby. Call your friendly REALTOR(R) today to book a viewing!

Built in 1996

### Essential Information

MLS® #	A2154949
Price	\$949,000
Sold Price	\$930,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,944
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	110 Patterson Hill Sw
Subdivision	Patterson
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3H 3J3

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, On Street, Side By Side

### Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Courtyard, Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Street Lighting, Yard Lights, Private, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 2nd, 2024
Date Sold	September 25th, 2024
Days on Market	54
Zoning	R-C1
HOA Fees	0.00

### Listing Details

Listing Office	Jayman Realty Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.