



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

229 Patterson Boulevard SW
Calgary, Alberta

MLS # A2216090



\$1,000,000

Division:	Patterson		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,183 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, No Neighbours Behin		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)		
Inclusions:	None		

FULLY RENOVATED, a great LOCATION on the Boulevard, surrounded by green space - PEACE & QUIET! Ideally situated, this home sides and backs onto a green space and path system. This home has been renovated from top to bottom – QUALITY THROUGHOUT - highlights include new flooring, wideplank white oak hardwoods on the main, carpets up; a new kitchen – cabinets, quartz countertops and new appliances; all of the bathrooms have been redone, with quartz countertops and heated floors; designer lighting fixtures and window coverings and freshly painted throughout – FANTASTIC! On arrival you will be struck by the 18'squo; ceilings through the living room and towering fireplace feature wall. The floor plan leads through to the gourmet kitchen, breakfast nook and direct access to an amazing rear yard – PRIVATE & QUIET! Upstairs, the primary suite enjoys a NEW 5pc en suite with in-floor heat and quartz countertops. The two additional beds are well-sized and share a NEW 4pc bath. The lower level has been finished, offering a large, open rec room which easily accommodates a games area, media space, fitness equipment…. whatever suits your need. This home is a gem, fully renovated and move-in ready!