



GRASSROOTS
REALTY GROUP

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115 Patterson Drive SW
Calgary, Alberta

MLS # A2221532



\$1,009,900

Division:	Patterson		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,439 sq.ft.	Age:	1994 (31 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island		

Inclusions: none

Situated in the desirable Patterson community, this home is surrounded by top-rated schools, scenic parks, and a variety of local amenities. Thoughtfully redesigned under the supervision of its architect owner, the home features significant upgrades, including the removal of a load-bearing wall with the addition of a new post and beam in the basement, PEX plumbing, fireplace redesign, wall moldings (2023), a full kitchen renovation with stainless steel appliances, bathroom upgrades, new south-facing windows, hardwood flooring, carpet, furnace, air conditioning, washer/dryer, and more (2019/2020). The main floor features timeless hardwood floors, nine-foot ceilings, and a sleek kitchen with quartz countertops. With both south and north-facing exposures, the home is filled with natural light and framed by picturesque views year-round. Upstairs, the spacious primary bedroom is a true retreat, featuring two walk-in closets and an ensuite bathroom. Four additional bedrooms are ideal for children of all ages or an office/den. A convenient laundry room adds ease for everyday use. The expansive south facing backyard provides ample opportunity for future expansion or a private outdoor oasis. The undeveloped basement also presents an excellent opportunity for customization, with potential for private access.