



GRASSROOTS
REALTY GROUP

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30 Patterson Green SW
Calgary, Alberta

MLS # A2228803



\$979,000

Division:	Patterson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,490 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Greenbelt, Irregular Lot,		

Heating:	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Manufactured Floor Joist, Stone, Stucco	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

WALK-OUT BUNGALOW with incredible PANORAMIC VIEW of the Bow River Valley and Nose Hill. Wonderful Patterson location that backs onto greenbelt, intricate path system and parks. With over 2500 square feet of living space, this well-designed home is perfect for empty-nesters and families alike. Tucked away on a quiet street with double attached garage boasting a large driveway. Large front foyer opens onto a sunny den which is an ideal spot to curl up with a good book. Open concept kitchen adjoins the dining room and living room featuring vaulted ceilings, gas fireplace and large windows to showcase the view. Large, raised deck is accessible from dining area and from primary suite, which includes 4-piece ensuite and walk-in closet. Second bedroom and 4-piece guest bath plus a main floor laundry room complete the main floor. Basement development includes a cosy Family Room with wet bar and a large Recreation Room with free-standing gas fireplace. The third bedroom and a 4-piece bath provide ideal privacy for guests. There is a large office on this level that could easily double as a fourth bedroom. The spacious furnace/utility room provide ample storage. The concrete basement floor is roughed-in for in-floor hot water heat. Central vacuum system is also housed in the utility room. There is a separate walk-out access to lower patio and the very private, fenced back yard with access to "Shay Trail". Built in 1995 by Jayman Homes, this well-designed home with great bones is waiting to be transformed by your imagination, flair and creativity. Don't miss out. Call your favourite Realtor today for a private showing.