



**GRASSROOTS**  
REALTY GROUP

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**459 Patterson Boulevard SW**  
**Calgary, Alberta**

**MLS # A2231627**



**\$699,000**

**Division:** Patterson

**Lot Size:** 0.21 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R-1s

**Water:** -

**Sewer:** -

**Utilities:** -

The point at Patterson. Huge lot 58' X 155' for your dream home. Bring your plans and your own builder. Private lot with an abundance of green space, scenic natural reserve on the back, breathtaking scenic Bow River valley views from the front, walking paths and trails. The magnificent lot truly provide an exemplary balance of elegance and function, architectural controls in place to maintain high quality and standards in the community. Fully serviced lot and ready for immediate development. Price doesn't include GST.