

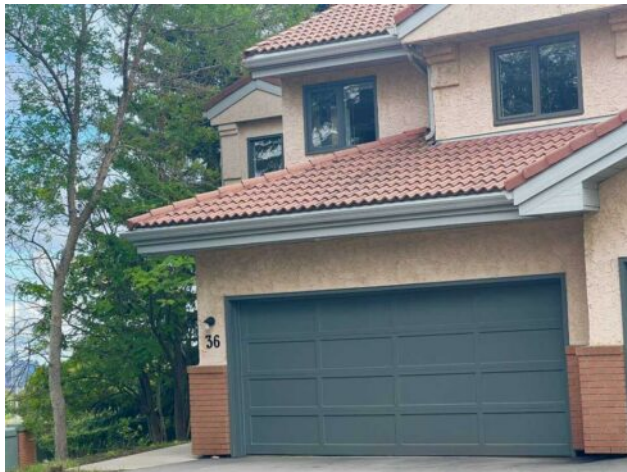


GRASSROOTS
REALTY GROUP

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36, 5810 Patina Drive SW
Calgary, Alberta

MLS # A2242515



\$592,000

Division:	Patterson		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,780 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.03 Acre		
Lot Feat:	City Lot		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 623
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Mixed, Stucco, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Walk-In Closet(s)		

Inclusions: Air-conditioning

For more information, please click the "More Information" button. Welcome to this stunning, sun-filled walk-out end unit featuring a rare double attached garage and breathtaking city skyline views. With over 2,300 square feet of developed living space, this is one of the largest and most desirable homes in the complex — beautifully maintained and thoughtfully upgraded throughout. Step inside to find gorgeous Brazilian teak hardwood floors, fresh professional paint, brand new carpet, maple kitchen cabinetry, central air conditioning, and a new furnace. The dining area has been opened up to seamlessly flow into the kitchen and nook, creating an ideal space for both everyday living and entertaining. From here, step out onto the sunny south-facing deck, upgraded with a vinyl membrane and equipped with a natural gas BBQ hookup — perfect for summer evenings. The elevated main living room boasts vaulted ceilings, extra-large windows, and a cozy gas fireplace, all overlooking a peaceful natural ravine. This generous floor plan is designed for comfort and gathering with loved ones. Upstairs, you'll find a spacious primary bedroom complete with a 3-piece ensuite, wall-to-wall closet, and walk-in closet. Two additional bedrooms and a full 4-piece bathroom provide plenty of space for family or guests. The fully developed walk-out basement features oversized windows that flood the expansive family room with natural light — ideal for a games area, media room, or cozy movie nights by the second gas fireplace. You'll also find a fourth bedroom, a brand-new full bathroom, laundry area, and ample storage space. The attached double garage and extra-long driveway offer parking for up to 6 vehicles — no more searching for street parking when guests arrive. To top it all off, enjoy the ease of maintenance-free living with yard work and snow

removal taken care of for you. Just move in and start enjoying your new home!