



**GRASSROOTS**  
REALTY GROUP

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**64 Patterson Mews SW**  
**Calgary, Alberta**

**MLS # A2277344**



**\$1,332,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,484 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Garage Faces Rear, Oversized, Triple Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Private		

<b>Heating:</b>	Boiler, In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Kitchen Table, Planters, Patio Heaters

5,297 TOTAL SQ.FT | HUGE 51' x 123' WALKOUT LOT | TRIPLE-CAR GARAGE | TWO & A HALF STORIES | VAULTED CEILINGS | LARGE ROOFTOP PATIO & MASTER BALCONY | Saying goodbye to this truly unique home, tucked quietly into a Patterson cul-de-sac, will be a bittersweet moment for a family who truly lived within its walls. Stories were shared and collected here, with shelves well loved and well read, curiosity encouraged, and time spent both nurturing growing minds and tending flower gardens just outside the door. The home welcomed gatherings both lively and intimate, from holiday sing-alongs around the piano to long summer nights on the deck where conversation lingered as the sun set. Art lined the walls, and laughter carried easily around the dining table. Space was never in short supply, with a walkout level that blurred the line between indoors and out, quiet moments enjoyed on the primary suite balcony, and quiet moments of reflection in the third storey retreat. A triple car garage and updated mechanical systems quietly supported everyday life, all set within the heart of Patterson, a walkable, tree-lined neighbourhood where neighbours wave, dogs pass by happily, and a new family is invited to begin the next chapter and make it their own.