



**36, 5810 Patina Drive SW
Calgary, Alberta**

MLS # A2142587



\$540,000

Division:	Patterson		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,776 sq.ft.	Age:	1990 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	-		
Lot Feat:	Few Trees, Low Maintenance Landscape, Greenbelt, No Neighbours Behind,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 620
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Vaulted Ceiling(s)		

Inclusions: Dryer: As-is, not working

Welcome to this bright walk-out end unit with coveted double attached garage and views of the city skyline. One of the largest units in the complex with over 2400 developed square feet, this well cared for home has many upgrades including Brazilian teak hardwood floors, maple kitchen cabinets, central air conditioning, and total poly B replacement. The dining room has been opened up to the kitchen and nook creating a wonderful open space leading to the south facing deck. The deck has an upgraded vinyl membrane and a natural gas BBQ hookup. This elevated home includes vaulted ceilings and extra windows in the big bright living room which features a gas fireplace and overlooks the natural ravine. This large floor plan is a great layout to entertain family and friends. Upstairs has a large primary bedroom with a 3-piece ensuite, and two good sized bedrooms next to the main 4-piece bath. The lower level has a walkout basement with oversized windows in the spacious family room complete with a gas fireplace to create a great family area for a games room or watching your favourite movie. The lower level also features a fourth bedroom and a brand-new full bath plus a laundry area and some additional storage space. The attached double garage has a huge driveway with up to 6 parking spots, so your friends and family never have to search for parking.