



**110 Patterson Hill SW**  
**Calgary, Alberta**

**MLS # A2154949**



**\$949,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,944 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Street Light		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\*\* NEW PRICE ALERT \*\*STUNNING PATTERSON HOME\*\*PRIVATE YARD\*\*CUSTOM RENOVATION\*\*** Located on a quiet street in one of Calgary's most desirable communities. This gorgeous 2-story "3 bedroom plus main floor den" home sits on a MASSIVE landscaped homesite with many mature & healthy trees. Inside, this bright, classic executive design offers a front flex room & semi-formal dining room all open to the kitchen and family room. The updated kitchen features classic white cabinets/doors, glass inserts, quartz countertops, newer stainless steel appliances, glass tile and quartz backsplash, a undermount stainless sink, a central island with breakfast bar, wood cabinet + fridge enclave, and modern light/plumbing fixtures. The "SUNNY MORNING" breakfast nook has views of your private OASIS. Check out the summertime photos. The family room features a modern gas fireplace w/tile & mantle. Upstairs, you'll find 3 nicely sized bedrooms. The stately primary suite has an oversized walk-in closet & a 5-piece en suite with a jetted tub & separate shower. The basement is fully finished with a 30' x 15' rec room with electric fireplace, bedroom, full bath and utility area. Other impressive upgrades & updates list include white painted doors and casings, baseboards and trim, spindle + railings, carpets, light fixtures, 2015 &ndash; 30-year fibreglass shingles + 2017 &ndash; Kitchen renovation/Stainless Steel Appliances + 2017 &ndash; &frac34; inch oak hardwood floor + July 2021 &ndash; Exterior Painting w/Towerthon/Elastomeric Coating + 2021 &ndash; Regency Electric Fireplace + 2021 &ndash; High-Efficiency Furnace / 50-gallon hot water tank w/10-year warranty + 2021 &ndash; 3-piece bathroom renovation + 2024 - Air Conditioning Unit, 90% Poly B removed and so much more! Living at its Best with nature, community,

and wildlife at your doorsteps. You can take advantage of this sought-after west side corner of the city. Truly estate living with quality lifestyle being so close to first-class golf courses, schools, parks, playgrounds, COP, off-leash dog park, transit, shopping, Hospital, road and highway infrastructure access all nearby. Call your friendly REALTOR(R) today to book a viewing!