



Calgary-C-Prominence_Patterson
29 PATTERSON Park SW

LP \$ 899,900
MLS #: C3573290

Status: **Active** Type: Residential Detached Single Family
 DOM: 21 Style: Bungalow
 Rms Abv Gd: 7 Year Built: 1995
 Bedrms: Above: 2/Ttl: 4 Basement: Full
 Full/Half Baths: 3 Bsmnt Dev: Fully Finished
 Tot Flr SqFt: 1940.75 Total Sq M: 180.3

Welcome home to this unbelievable fully renovated executive bungalow located in the desirable community of Patterson. Offering nearly 3,500 sq ft of living quarters with 4 bedrooms and 3 washrooms. Not one inch of this magnificent home has been left untouched. The main level features a large foyer with front family room, formal dining room, living room and breakfast nook. The brand new gourmet kitchen is fit for a Michelin-starred chef with top of the line Décor stainless steel appliances, granite counter tops with huge island, corner pantry & an amazing amount of storage. The Master bedroom is stunning boasting a walk-in closet and incredible large 5 piece spa like. An additional 3 piece bath and upstairs second laundry complete this functional level. New carpet leads to down to the fully updated lower level with large recreational room, additional family room, 2 generous sized bedrooms and bath with heated tile floors. Professionally landscaped private back yard.

Directions:

Virtual Tour: <http://www.platinumhd.tv/theatre/residential/alberta/29-patterson> Brochure: <http://www.markdevernden.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Poss: Negotiable	Level	Mtr2	SqFt
Full Baths:	0	0	0	2	0	0	Occupancy: Seller	Main:	180.3	1940.75
Enst Baths:		0	0	0	0	1		Uppr:		
Addl Rms:	Finish Levels: 2						Garage Dim: 9.14x7.01	AbGd:		
Fin Fpl/Rgh:	2/	Fplc Fuel: Gas Only					Elem Schl: www.cbe.ab.ca	Lowr:		
Fireplace:	Double Sided						Middle Schl: www.cbe.ab.ca	BIGd:	143.5	1544.63
Parking:	Triple Garage Attached, Over Sized, Heated						High Schl: www.cbe.ab.ca	Total A.G:	180.3	1,940.75

Living Room:	3.8x4.4	M	Master Bdrm:	4.5x4.8	M		
Dining Room:	3.8x4.0	M	Bedrm 2:	3.7x3.9	M	Game Room 4.9x5.5	B
Kitchen:	4.0x3.7	M	Bedrm 3:	3.6x3.6	B		
Family Room:	4.4x3.8	M	Bedrm 4:	4.4x4.1	B		
Den:	5.8x4.8	M	Media Room	4.2x4.1	B		

Bonus Room:

Flooring:	Ceramic Tile, Hardwood, Marble	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Cedar Shakes	Heat Fuel:	Natural Gas
Exterior:	Stucco, Stone	Remodel:	See Remarks
Site Influen:	Fenced, Flat Site, Landscaped, Park/Reserve, Private Setting, See Remarks, Schools, Shopping Nearby	Features:	Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Sprinkler System-Underground, Air Conditioning-Central, Patio
Goods Incl:	Refrigerator, Stove-Gas, Microwave Hood Cover, Dishwasher-Built-In, Garburator, Air Conditioning-Central, Vacuum System Attachments, Vacuum Systems, Window Coverings-All, Oven-Microwave, Garage Opener-2 Control	Amenities:	Appliances Included, Air Conditioning-Central, Fenced, Fireplaces, Playground, Parking-Extra, See Remarks, Secured Parking
		Restrict:	EASE, R-COV, UTILR
		Goods Excl:	Water Softer - Leased

Warranty: None
Front Exposure: N

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	3/6			
Reg Size:				

Total Lot M2:	590.0	Lot Dimen:	
Frontage:	18.5	Lot Shape:	Rectangular
Depth:	32.0	Zoning:	R-C1
Conform:		Front Expos:	N

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 4,668 - 2013	Local Improve	