

229 Patterson Boulevard SW
Calgary, Alberta

MLS # A2216090

\$1,000,000

Division:	Patterson		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,183 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, No Neighbours Behin		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)		
Inclusions:	None		

FULLY RENOVATED, a great LOCATION on the Boulevard, surrounded by green space - PEACE & QUIET! Ideally situated, this home sides and backs onto a green space and path system. This home has been renovated from top to bottom – QUALITY THROUGHOUT - highlights include new flooring, wideplank white oak hardwoods on the main, carpets up; a new kitchen – cabinets, quartz countertops and new appliances; all of the bathrooms have been redone, with quartz countertops and heated floors; designer lighting fixtures and window coverings and freshly painted throughout – FANTASTIC! On arrival you will be struck by the 18’ ceilings through the living room and towering fireplace feature wall. The floor plan leads through to the gourmet kitchen, breakfast nook and direct access to an amazing rear yard – PRIVATE & QUIET! Upstairs, the primary suite enjoys a NEW 5pc en suite with in-floor heat and quartz countertops. The two additional beds are well-sized and share a NEW 4pc bath. The lower level has been finished, offering a large, open rec room which easily accommodates a games area, media space, fitness equipment…. whatever suits your need. This home is a gem, fully renovated and move-in ready!