



THE
A-TEAM

**RE/MAX
FIRST**

15 PATTERSON Drive, Calgary T3H 2B8

MLS®#: **A2140551** Area: **Patterson** Listing Date: **06/21/24** List Price: **\$1,118,888**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1989** Abv Sqft: **3,168**
Lot Information Low Sqft:
 Lot Sz Ar: **803 sqft** Ttl Sqft: **3,168**
 Lot Shape:

DOM

9
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Other**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Concrete** Construction: **Stucco, Wood Frame**
 Heating: **Forced Air, Natural Gas**
 Sewer: Flooring: **Carpet, Ceramic Tile, Tile**
 Ext Feat: **Other** Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
 Int Feat: **Bar, High Ceilings, Kitchen Island, Walk-In Closet(s), WaterSense Fixture(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`7" x 13`0"	Kitchen	Main	13`3" x 14`2"
Nook	Main	13`3" x 8`6"	Family Room	Main	21`10" x 14`3"
2pc Bathroom	Main	5`5" x 4`8"	Office	Main	14`4" x 9`2"
Living Room	Main	13`5" x 19`7"	Entrance	Main	6`5" x 8`10"
Laundry	Main	10`11" x 10`11"	Mud Room	Main	6`0" x 3`0"
Bedroom	Second	14`4" x 13`6"	Bedroom - Primary	Second	17`11" x 12`11"
5pc Ensuite bath	Second	9`2" x 10`8"	Bonus Room	Second	16`0" x 10`6"

Walk-In Closet
4pc Bathroom
Storage
Bedroom
Family Room

Second
Second
Basement
Basement
Basement

4`8" x 8`10"
8`5" x 4`11"
28`5" x 22`10"
11`10" x 12`4"
19`6" x 18`11"

Balcony
Bedroom
Other
4pc Bathroom

Second
Second
Basement
Basement

10`6" x 9`11"
12`7" x 13`0"
14`7" x 10`9"
10`0" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8011541

Zoning:
R-C1

Remarks

Pub Rmks: **Property is Tenant occupied until July 31, 2024. Please book Appt. via ShowingTime. Need at least 48h Notice. Tenants are very cooperative with notice for showings and respect showing times. Washer/ dryer stacked (on main floor As is). For Questions, Please Text Yufen Jin @ 403-926-3728. Email Offers to jennifer.jinyf@gmail.com. Seller requests Deposit must be in form of bank draft. Please leave offers open minimum 24 hours. Please respect your showing times. Thank you for showing!**

Inclusions: **none**
Property Listed By: **Homecare Realty Ltd.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





