



THE
A-TEAM

**RE/MAX
FIRST**

110 PATTERSON HILL, Calgary T3H 3J3

MLS® #: **A2154949** Area: **Patterson** Listing Date: **08/02/24** List Price: **\$949,000**
 Status: **Active** County: **Calgary** Change: **-\$50k, 25-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1996**
Lot Information
 Lot Sz Ar: **4,865 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,943**
 Low Sqft:
 Ttl Sqft: **1,943**

DOM

47
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Street Lighting,Yard Lights,Private,Rectangular Lot,Views

Park Feat:

Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,On Street,Side By Side

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard,Lighting,Private Yard,Rain Gutters**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
Public
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Kitchen Island,Pantry,Recessed Lighting,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`11" x 11`11"
Kitchen	Main	15`5" x 9`0"
Family Room	Main	15`6" x 15`5"
Bedroom - Primary	Upper	14`11" x 14`3"
Bedroom	Upper	11`11" x 9`11"
4pc Bathroom	Upper	

Room	Level	Dimensions
Family Room	Main	15`6" x 15`5"
Dining Room	Main	13`0" x 9`6"
Laundry	Main	8`2" x 5`11"
Bedroom	Upper	12`3" x 11`5"
2pc Bathroom	Main	
5pc Ensuite bath	Upper	

Game Room
3pc Bathroom
Storage

Basement
Basement
Basement

29`10" x 14`11"
0`0" x 0`0"
0`0" x 0`0"

Bedroom
Furnace/Utility Room
Foyer
Legal/Tax/Financial

Basement
Basement
Main

10`8" x 8`10"
0`0" x 0`0"
10`0" x 6`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1
9510558

Remarks

Remarks

Pub Rmks:

**** 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 - 30-year fibreglass shingles + 2017 - Kitchen renovation/Stainless Steel Appliances + 2017 - ¾ inch oak hardwood floor + July 2021 - Exterior Painting w/Towerthon/Elastomeric Coating + 2021 - Regency Electric Fireplace + 2021 - High-Efficiency Furnace / 50-gallon hot water tank w/10-year warranty + 2021 - 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!

Inclusions:
Property Listed By:

N/A
Jayman Realty Inc.

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