

60 PATTERSON HILL, Calgary T3H 2E6

MLS®#: **A2162375** Area: **Patterson** Listing Date: **09/17/24** List Price: **\$799,000**
 Status: **Pending** County: **Calgary** Change: **-\$51k, 24-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1987** Abv Sqft: **1,905**
 Lot Sz Ar: **6,307 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,905**

Access:
 Lot Feat: **Irregular Lot, Landscaped, Views**
 Park Feat: **Double Garage Attached**

DOM

42
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey Split**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Stucco, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Hardwood, Tile**
 Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Bookcases, No Animal Home, No Smoking Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	9`1" x 5`2"	Other	Main	4`6" x 2`0"
Kitchen	Main	17`1" x 17`8"	Dining Room	Main	11`6" x 9`11"
Living Room	Main	11`3" x 13`6"	Living Room	Main	18`5" x 12`0"
Other	Main	3`4" x 2`0"	Kitchen	Basement	18`6" x 11`11"
Game Room	Basement	26`2" x 15`7"	Balcony	Main	16`6" x 17`8"
Furnace/Utility Room	Basement	10`6" x 19`1"	Balcony	Second	15`4" x 4`0"
Other	Basement	33`8" x 15`4"	Pantry	Basement	5`11" x 2`5"
Bedroom - Primary	Second	14`2" x 12`3"	Bedroom	Second	12`9" x 9`1"
Bedroom	Second	12`9" x 9`1"	Bedroom	Basement	12`6" x 15`7"

Walk-In Closet	Second	5`11" x 5`3"	Other	Second	3`9" x 3`5"
Other	Second	5`7" x 1`11"	Other	Basement	9`11" x 1`8"
2pc Bathroom	Main	6`6" x 5`2"	4pc Ensuite bath	Second	6`0" x 9`11"
3pc Ensuite bath	Basement	5`0" x 8`3"	4pc Bathroom	Second	5`7" x 7`6"
Other	Second	3`5" x 1`5"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-C1**
 Legal Desc: **8112008**

Remarks

Pub Rmks: **Desirable Patterson Estates! This executive home has been meticulously maintained and features an illegal suite on the walkout level! The main floor boasts luxury wide vinyl plank flooring, plus brand new carpet! The open living room/dining room combination with vaulted ceilings flows to the spacious family room, with its cozy feature fireplace and built-in oak bookshelves. The generously scaled gourmet kitchen offers nearly new high-end appliances, ample cabinetry, a center island, plus a sizeable eating nook. Completing this level is a 2-piece bath and a large laundry room, equipped with cabinets and a sink. The upper level features three bedrooms and a 4-piece main bath. The master suite is showcased with a Romeo and Juliet balcony with city views, and a "spa-like" ensuite bathroom with a jetted tub and separate shower. The walkout basement features an illegal suite, plus a 4th bedroom, full bathroom and a spacious entertainment area and plenty of storage space. The oversized double attached garage is drywalled/insulated, also equipped with a sink with hot and cold water. This home is ideal for families seeking to reside in the prominent area of Patterson Estates, a few minutes from the LRT/transit and easy access to downtown / U of C. Playground and soccer field nearby. Some of the best private and public schools are minutes from this home! Enjoy close proximity to Canada Olympic Park, off-leash dog parks and walking trails. This location is close to all amenities you require!**

Inclusions: **None**
 Property Listed By: **eXp Realty**

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











