



THE
A-TEAM

**RE/MAX
FIRST**

127 PATINA Court, Calgary T3H 4K9

MLS®#: **A2190045** Area: **Patterson** Listing Date: **01/31/25** List Price: **\$650,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1999**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,370**
 Low Sqft:
 Ttl Sqft: **1,370**

DOM

1
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Gazebo,No Neighbours Behind,Landscaped,Many Trees**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Tile**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Awning(s),Balcony,Barbecue,Private Entrance**

Construction: **Mixed**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Ceiling Fan(s),Crown Molding,French Door,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`1" x 8`2"
Bedroom	Main	9`6" x 13`7"
Dining Room	Main	15`9" x 14`3"
Kitchen	Main	8`8" x 12`0"
Bedroom - Primary	Main	12`1" x 17`4"
Bedroom	Basement	12`0" x 12`3"
Game Room	Basement	21`3" x 19`3"

Room	Level	Dimensions
4pc Bathroom	Main	5`4" x 11`3"
Breakfast Nook	Main	13`4" x 7`7"
Foyer	Main	7`10" x 14`11"
Living Room	Main	16`5" x 13`0"
4pc Bathroom	Basement	8`11" x 4`11"
Den	Basement	16`7" x 19`2"
Storage	Basement	8`9" x 6`6"

Furnace/Utility Room

Basement

16`7" x 11`4"

Legal/Tax/Financial

Condo Fee:
\$884

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **9912648**

Remarks

Pub Rmks:

Nestled in a quiet cul-de-sac in the prestigious Patterson Ridge Estates SW, this meticulously maintained bungalow villa offers an exceptional blend of comfort, elegance, and convenience. Townhomes in this complex do not come to market very often. As an end unit, this home is filled with natural light, enhanced by an expansive, open-concept floor plan and stunning hardwood floors in the main living areas. The white kitchen features a newer fridge and a charming breakfast nook, while the spacious dining area easily accommodates large furniture, making it perfect for entertaining. The large living room features a cozy gas fireplace and French doors lead to a private outdoor balcony, with convenient remote controlled awning, surrounded by mature trees—an ideal retreat! The main floor boasts two generously sized bedrooms, including a primary suite with a walk-through closet and a luxurious 4-piece ensuite with a jacuzzi soaker tub. A second 4-piece bathroom features a walk-in tub and convenient in-suite laundry. A stairlift provides easy access (can be removed if not required) to the fully developed lower level, which includes a large recreation/games room, third bedroom, 4-piece bathroom, cold storage room, a second storage area, and a versatile workshop/gym space. Enjoy the benefits of a double attached garage with front driveway, and lots of guest parking. Residents have access to the community's main condo building, which offers a party room for events and a guest suite for visiting friends and family. This well-managed complex is home to active, friendly residents who regularly organize social gatherings. With condo fees covering all utilities except electricity, worry-free living is yours to enjoy. Located near scenic walking paths, shopping, dining, parks, and more, this home is a rare find in one of Calgary's most desirable communities. Don't miss this exceptional opportunity!

Inclusions:

Awning, stairlift, shelving in garage, shelving in basement storage room and shelving in work shop

Property Listed By:

CIR Realty

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







