

**229 Patterson Boulevard SW**  
**Calgary, Alberta**

**MLS # A2216090**



**\$1,000,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)		
<b>Inclusions:</b>	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 &ndash; QUALITY THROUGHOUT - highlights include new flooring, wideplank white oak hardwoods on the main, carpets up; a new kitchen &ndash; 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 &ndash; FANTASTIC! On arrival you will be struck by the 18'squo; 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 &ndash; 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&hellip;. whatever suits your need. This home is a gem, fully renovated and move-in ready!