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49 Patina Terrace SW
Calgary, Alberta

MLS # A2340906



$995,000

Division:	Patterson		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,935 sq.ft.	**Age:**	2000 (26 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Treed		

Heating:	In Floor, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 779
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	DC (pre 1P2007)
Foundation:	Poured Concrete	**Utilities:**	-

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: Miele Coffee(As-is), Vacuflo System (As-is)

Set high in Patterson with sweeping city views and a private, treed backdrop, this spacious walkout bungalow delivers the kind of setting that is hard to replicate. Offering 1,935 sq. ft. above grade, four bedrooms plus a lower-level office, and substantial living space on both levels, the home combines privacy, flexibility and room to entertain with ease. The main floor feels bright and open, with large windows bringing in natural light and capturing the surrounding greenery and elevated views. Newly refinished hardwood flooring and new tile give the main level a fresh feel. The spacious living room is anchored by a fireplace and connects easily with the dining area and kitchen, while access to the large upper balcony extends the living space outdoors. The kitchen offers an abundance of cabinetry and workspace, granite countertops, an oversized island with seating and an extra-large walk-in pantry. Appliances include a Sub-Zero refrigerator along with a gas cooktop and grill. Just off the kitchen, the mudroom has been updated with a new utility sink and provides convenient access to the heated, attached double garage. A stacking washer and dryer on this level adds another practical touch. The primary bedroom is generously sized with its own fireplace, a large walk-in closet and spacious 6-piece ensuite with steam shower. A second main-floor bedroom provides flexibility for guests, an office or den. The fully developed walkout level has been refreshed with new carpet and features in-floor heat for added comfort. At its centre is an expansive recreation room measuring nearly 800 sq. ft., giving you room for multiple seating areas, games, media space or fitness area. Three additional bedrooms are located downstairs, including an oversized bedroom with a walk-in closet and 5-piece ensuite with steam shower. A second stacking washer and dryer means laundry is

conveniently available on both levels. One of the lower level's standout features is the temperature-controlled wine room, complemented by plenty of additional storage. Large windows and direct access to the backyard make the walkout level feel bright and connected to the outdoors. Mature trees create privacy around the property, while its elevated position offers impressive views toward downtown Calgary. With substantial living space on both levels, five bedrooms, an attached double garage and a quiet West Calgary location, this home offers a rare combination of space, privacy and city views.

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