

WELCOME TO PATTERSON



SINGLE FAMILY | 2,941 sq ft | 4 BEDROOMS | 4 BATHROOMS



550 PATTERSON GROVE SW

LOCATION! LOCATION! MILLION DOLLAR VIEWS! Spacious Executive 2 storey with walkout basement, sitting on one of the better view lots in Patterson, on a quiet cul-de-sac, with a huge rear yard backing onto green space/ravine and sweeping unobstructed views of Downtown skyline & the Bow River on all 3 levels of the house. Planning for future? this home will accommodate a large active family with over 4,380 sq ft of living space. Towering 2-storey foyer leads to upper & lower levels. Large & bright living room has fireplace & floor to ceiling windows. Formal Dining room designed for lavish entertaining. Family room & kitchen combination is perfect for the cook who does not want to be separated from family guests & not to forget those spectacular views through a wall of glass windows in front of your eyes. Large kitchen with central Island, corner pantry and stainless steel appliances. Kitchen nook opens onto a extra large wrap around dura deck, glass panels on the railings, for the outdoor leisure activities, Summer BBQ's or watching the magnificent views with a glass of wine! Upper floor featuring 3 good sized bedrooms & a 5 pc bath. Wake up and stretch on the huge Master bedroom overlooking the magnificent view complete with an additional sitting area/lounge, walk-in closet & 5 pc en-suite bath. Fully finished walkout basement featuring corner fireplace, the 2nd family room, 1 bedroom + den, 3 pc bath & the window walls bringing load of natural light. House has been well maintained & has upgrades in the past years. Fresh paint on main & upper level. This home presents great value & potentials. Fantastic Location: Close to walking paths, schools, shopping, public transportation & easy access to all the major routes, community center & parks. Immediate Occupancy. Call for viewing today **MLS® # A1077388**



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StoneMere
Real Estate Solutions



550 Patterson Grove SW

Detached

Possession: **Negotiable**

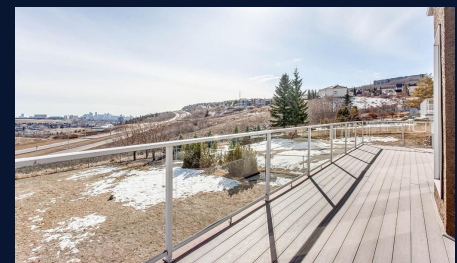
Neighbourhood: **Patterson**

Built in: **1997**

Foundation: **Poured Concrete**

Construction: **Wood Frame**

Parking: **Double Garage Attached**



Main Level

Kitchen: 12'4" x 12'6"
Dining Room: 15'1" x 9'7"
Living Room: 16'8" x 12'0"
Laundry: 11'75" x 5'75"
Family Room: 21'3" x 18'4"
Other: 13'0" x 10'3"

Upper Level

Primary Bedroom: 30'0" x 15'9"
Bedroom: 12'0" x 10'0"
Bedroom: 12'6" x 12'2"

Lower Level

Family Room: 22'8" x 17'7"
Other: 19'5" x 14'6"
Other: 11'3" x 10'1"
Bedroom: 12'7" x 12'7"

Basement: Finished, Walk-out

Appliances Included: Washer, Gas stove(s), Dishwasher, Dryer, Microwave, Garburator, Hood Fan, Window Coverings, Garage door opener



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