

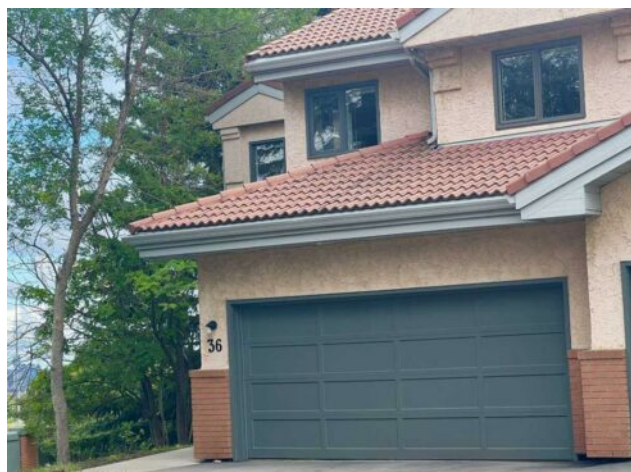


DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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36, 5810 Patina Drive SW  
Calgary, Alberta

MLS # A2242515



**\$599,000**

|           |                                     |        |                   |
|-----------|-------------------------------------|--------|-------------------|
| Division: | Patterson                           |        |                   |
| Type:     | Residential/Five Plus               |        |                   |
| Style:    | 2 Storey                            |        |                   |
| Size:     | 1,780 sq.ft.                        | Age:   | 1989 (36 yrs old) |
| Beds:     | 4                                   | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached, Parking Pad |        |                   |
| Lot Size: | 0.03 Acre                           |        |                   |
| Lot Feat: | City Lot                            |        |                   |

|             |                                                  |            |          |
|-------------|--------------------------------------------------|------------|----------|
| Heating:    | Central, Fireplace(s), Natural Gas               | Water:     | -        |
| Floors:     | Carpet, Hardwood, Tile                           | Sewer:     | -        |
| Roof:       | Clay Tile                                        | Condo Fee: | \$ 623   |
| Basement:   | Finished, Full                                   | LLD:       | -        |
| Exterior:   | Brick, Concrete, Mixed, Stucco, Wood Frame       | Zoning:    | M-CG d30 |
| Foundation: | Poured Concrete                                  | Utilities: | -        |
| Features:   | Central Vacuum, High Ceilings, Walk-In Closet(s) |            |          |

Inclusions: Air-conditioning

For more information, please click the "More Information" button. Welcome to this stunning, sun-filled walk-out end unit featuring a rare double attached garage and breathtaking city skyline views. With over 2,300 square feet of developed living space, this is one of the largest and most desirable homes in the complex &mdash; beautifully maintained and thoughtfully upgraded throughout. Step inside to find gorgeous Brazilian teak hardwood floors, fresh professional paint, brand new carpet, maple kitchen cabinetry, central air conditioning, and a new furnace. The dining area has been opened up to seamlessly flow into the kitchen and nook, creating an ideal space for both everyday living and entertaining. From here, step out onto the sunny south-facing deck, upgraded with a vinyl membrane and equipped with a natural gas BBQ hookup &mdash; perfect for summer evenings. The elevated main living room boasts vaulted ceilings, extra-large windows, and a cozy gas fireplace, all overlooking a peaceful natural ravine. This generous floor plan is designed for comfort and gathering with loved ones. Upstairs, you'll find a spacious primary bedroom complete with a 3-piece ensuite, wall-to-wall closet, and walk-in closet. Two additional bedrooms and a full 4-piece bathroom provide plenty of space for family or guests. The fully developed walk-out basement features oversized windows that flood the expansive family room with natural light &mdash; ideal for a games area, media room, or cozy movie nights by the second gas fireplace. You'll also find a fourth bedroom, a brand-new full bathroom, laundry area, and ample storage space. The attached double garage and extra-long driveway offer parking for up to 6 vehicles &mdash; no more searching for street parking when guests arrive. To top it all off, enjoy the ease of maintenance-free living with yard work and snow

removal taken care of for you. Just move in and start enjoying your new home!