

22, 5810 Patina Drive SE
Calgary, Alberta

MLS # A2216071



\$549,900

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|------------------|---|---------------|-------------------|
| Division: | Patterson | | |
| Type: | Residential/Other | | |
| Style: | 2 Storey | | |
| Size: | 1,441 sq.ft. | Age: | 1990 (35 yrs old) |
| Beds: | 2 | Baths: | 3 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Backs on to Park/Green Space, Environmental Reserve, Landscaped | | |

| | | | |
|--------------------|-----------------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Clay Tile | Condo Fee: | \$ 493 |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | M-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Vaulted Ceiling(s) | | |

Inclusions: Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer

Whether you're looking to downsize or move up from apartment living, this spacious 3-level walkout townhome offers comfort, privacy, and a unique connection to nature. Backing onto a beautiful environmental reserve with mature trees and wildlife, you'll enjoy peaceful views year-round and even a glimpse of the downtown skyline in the winter months. Inside, the home features a bright, open-concept design with vaulted ceilings, cherry hardwood flooring, and a south-facing backyard that fills the space with natural light. There are two generous primary bedrooms, each with a private ensuite - one featuring a luxurious steam shower for a spa-like experience at home. 3 full bathrooms and a half bath - ideal for guests. You'll also find two cozy fireplaces, a spacious kitchen with a gas stove (wired for electric if preferred), and central A/C. The walkout level includes a flexible office or hobby space, laundry, storage, and access to your private outdoor area. Enjoy the convenience of a single attached garage, low-maintenance living, and shared access to public tennis courts, without the extra cost in your condo fees. This well-cared-for complex offers a strong sense of community, friendly neighbours, and a quiet, tucked-away feel, while still being close to transit, shopping, and major routes for commuting. If you're seeking a home that blends lifestyle, space, and connection to nature, this is one to see. Book your showing today!