

**115 Patterson Drive SW**  
**Calgary, Alberta**

**MLS # A2221532**



**\$1,009,900**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,439 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Lawn, Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island		

**Inclusions:** none

Situated in the desirable Patterson community, this home is surrounded by top-rated schools, scenic parks, and a variety of local amenities. Thoughtfully redesigned under the supervision of its architect owner, the home features significant upgrades, including the removal of a load-bearing wall with the addition of a new post and beam in the basement, PEX plumbing, fireplace redesign, wall moldings (2023), a full kitchen renovation with stainless steel appliances, bathroom upgrades, new south-facing windows, hardwood flooring, carpet, furnace, air conditioning, washer/dryer, and more (2019/2020). The main floor features timeless hardwood floors, nine-foot ceilings, and a sleek kitchen with quartz countertops. With both south and north-facing exposures, the home is filled with natural light and framed by picturesque views year-round. Upstairs, the spacious primary bedroom is a true retreat, featuring two walk-in closets and an ensuite bathroom. Four additional bedrooms are ideal for children of all ages or an office/den. A convenient laundry room adds ease for everyday use. The expansive south facing backyard provides ample opportunity for future expansion or a private outdoor oasis. The undeveloped basement also presents an excellent opportunity for customization, with potential for private access.